

Send tax notice to:
BRENNAN P STRAIN
5131 COLONIAL PARK ROAD
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022308T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Ninety-Four Thousand Nine Hundred Seventy and 00/100 Dollars (\$794,970.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **INNOVATIVE BUILDING SERVICES, LLC**, a limited liability company whose mailing address is 225 Salisbury Circle, Birmingham, AL 35212 hereinafter referred to as "Grantor") by **BRENNAN P STRAIN** and **SALLY K STRAIN** whose property address is: **5131 COLONIAL PARK ROAD, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13-A, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Volume 32, page 306; Volume 40, page 265 and Volume 32, page 48. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Misc. Book 27, page 891; Volume 316, page 369; Misc. Book 48, page 880; and Misc. Book 27, page 890.
5. Transmission line permit to Alabama Power Company and South Central Bell as recorded in Deed Book 316, page 394.
6. Covenants, Conditions and Restrictions as recorded in Misc. Book 25, page 298 and Misc. Book 27, Page 890.

\$715,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, INNOVATIVE BUILDING SERVICES, LLC, by KENNETH T. WERK, JR., its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of June, 2022.

INNOVATIVE BUILDING SERVICES,
LLC

BY: Kenneth T. Werk Jr.
KENNETH T. WERK, JR., MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH T. WERK, JR., whose name as MEMBER OF INNOVATIVE BUILDING SERVICES, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said limited liability company.

Given under my hand and official seal this the 23rd day of June, 2022.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2022 11:19:55 AM
\$105.00 BRITTANI
20220624000253090

Alli S. Boyd