



20220809000311230 1/2 \$632.00  
Shelby Cnty Judge of Probate, AL  
08/09/2022 11:16:44 AM FILED/CERT

Send tax notice to:  
Brett G. Winford  
723 Wadsworth Cove  
Helena, AL, 35080

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

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Seven Thousand and 00/100 Dollars (\$607,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Authentic Building Company, LLC** whose mailing address is: Post Office Box 536, Helena, AL 35080 (hereinafter referred to as "Grantor") by Brett G Winford and Nancy Ann Winford, whose property address is: **723 Wadsworth Cove, Helena, AL, 35080** (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 861, according to the Final Plat of Riverwoods Eighth Sector, Phase II, Sector "B" as recorded in Map Book 45, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to all existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

**\$0.00 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.

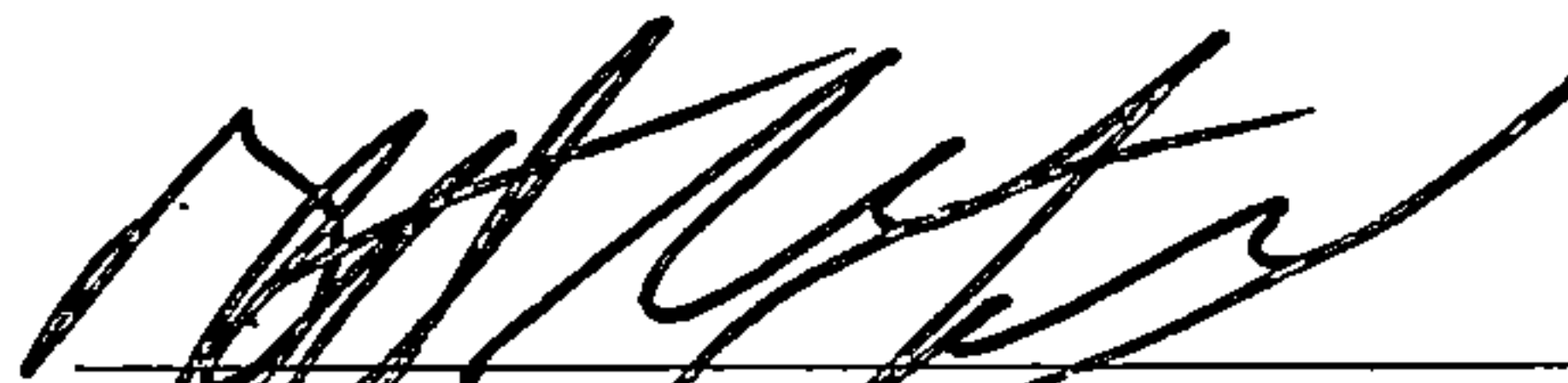
Shelby County, AL 08/09/2022  
State of Alabama  
Deed Tax: \$607.00



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IN WITNESS WHEREOF, the said Grantor, Authentic Building Company, LLC, by Brett G Winford, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 8 day of August, 2022.

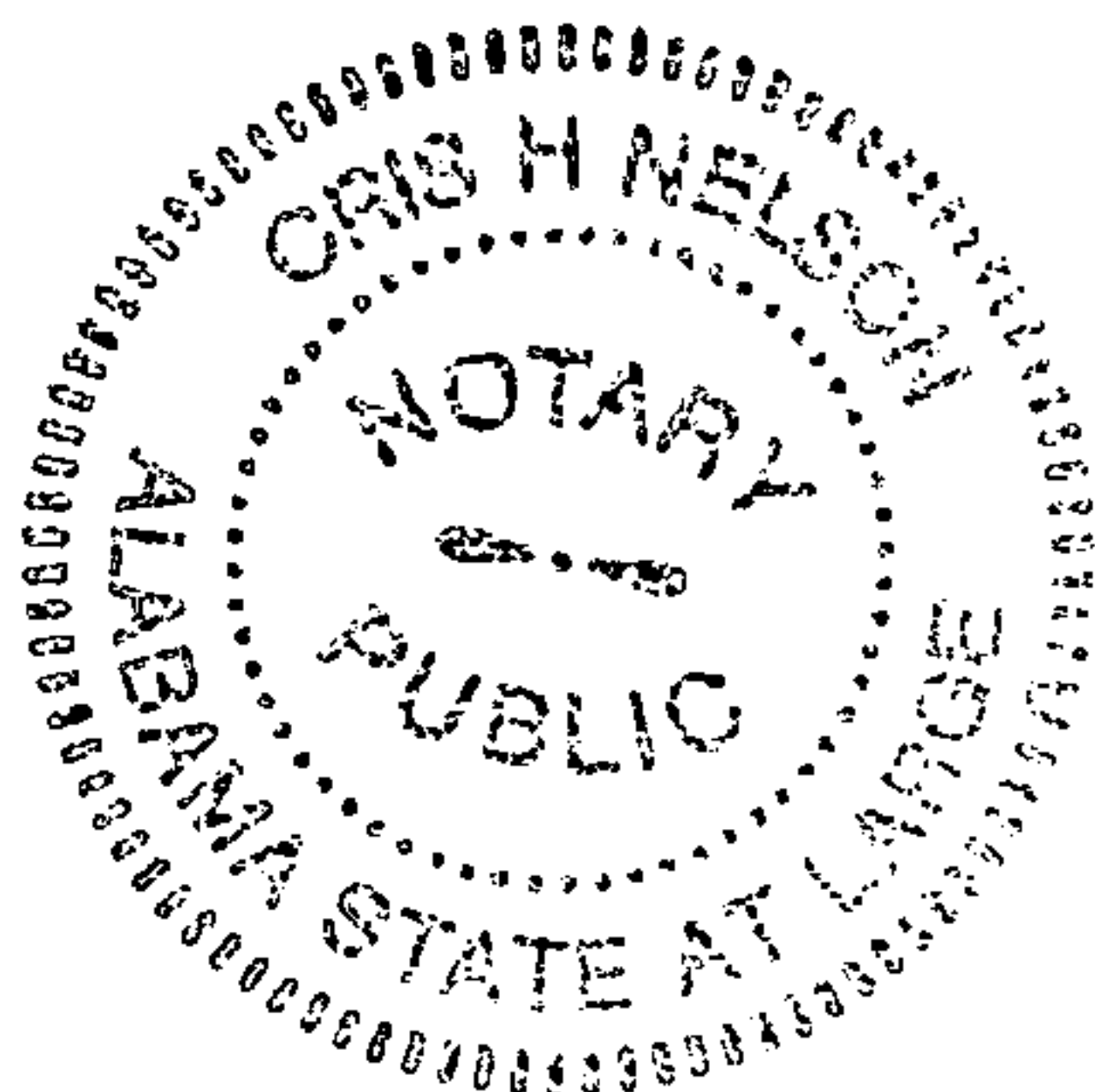
Authentic Building Company, LLC


  
BY: Brett G. Winford, Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brett G Winford, whose name as Member of Authentic Building Company, 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 company.

Given under my hand and official seal this the 8 day of August, 2022.



  
Notary Public  
Print Name:  
Commission Expires: