

Send tax notice to:

JOHN R DEWBERRY

499 New Hope Mountain Rd
Pelham, AL 35124

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2023399

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ninety-Nine Thousand and 00/100 Dollars (\$299,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WINFORD HOMECRAFTERS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is **P O BOX 536, HELENA, AL 35080**, (hereinafter referred to as "Grantor") by **JOHN R DEWBERRY and LINDA H DEWBERRY** whose property address is: **95 NEW HOPE MOUNTAIN ROAD, INDIAN SPRINGS, AL, 35124** (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 2-4, according to the Plat of The View at Indian Crest, Phase 2, as recorded in Map Book 57, page 76 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Instrument #2023-100560.
5. Right of way granted to Alabama Power Company recorded in Instrument No. 2023-256600 and Instrument No. 2023-256680.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, WINFORD HOMECRAFTERS, LLC, by JORDAN WHITAKER WINFORD, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 27 day of December, 2023.

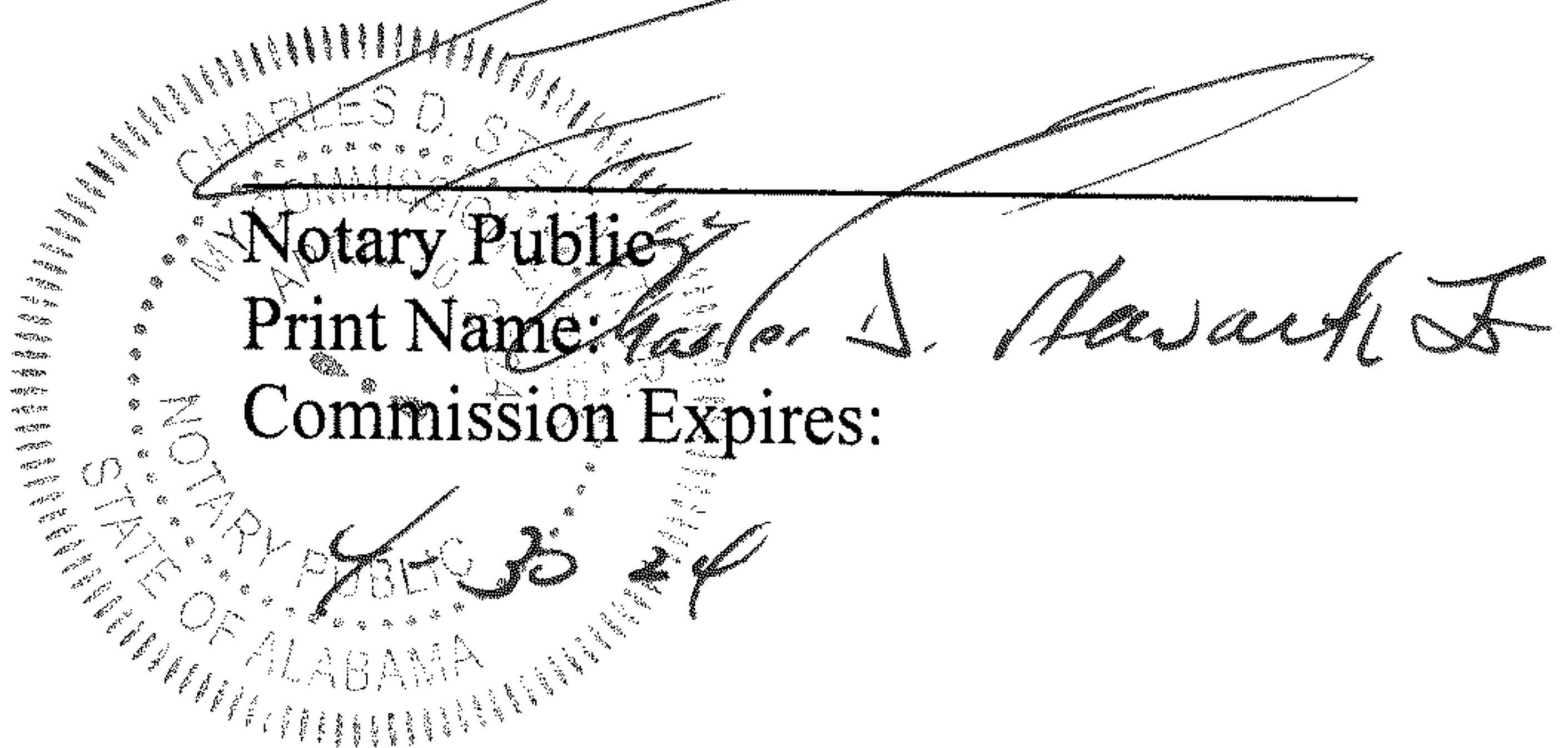
WINFORD HOMECRAFTERS, LLC

BY: JORDAN WHITAKER WINFORD
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN WHITAKER WINFORD, whose name as MEMBER of WINFORD HOMECRAFTERS, 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 27 day of December, 2023.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2023 10:55:57 AM
\$324.00 PAYGE
20231228000371380

Allen S. Bayl