

Send tax notice to:
Jose Hernan Castro
152 Bridge Drive
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

2024233

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00) 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 **Jose Hernan Castro and Layla Castro** whose property address is **152 Bridge Drive, 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 209A, according to the Resubdivision of Lots 202, 203, 204, 205, 206, 207, 208, 209 and 210, Stonebridge, 2nd Sector, as recorded in Map Book 48, page 47, 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 rights of way as shown on Map Book 48 page 47 in the Probate Office.
3. Articles of Incorporation of Stonebridge Homeowners Association, Inc. recorded in Instrument 20030114000026400 in the Probate Office.
4. Permit to Alabama Power Company recorded in Deed Book 124, page 516; Deed Book 124, page 566 and Deed Book 186, page 196 in the Probate Office.
5. Restrictions, covenants and conditions set out in Instrument No. 20030114000026530 and Instrument No. 20150717000243430 and all amendments thereto, in the Probate Office.
6. Notice regarding Availability of Sanitary Sewer Service recorded in Instrument No. 20131204000469310 in the Probate Office.
7. Easement to Alabama Power Company recorded in Instrument No. 20170825000310410 in the Probate Office.
8. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to the subject property, as shown on Map Book 48 page 47 in the Probate Office.

\$760,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

There have been no changes to the Operating Agreement or Articles of Organization of Innovative Building Services, LLC.

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

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 9th day of August, 2024.

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 9th day of August, 2024.

Charles D. Stewart Jr.
Notary Public
Print Name:
Commission Expires: 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2024 10:35:56 AM
\$115.00 PAYGE
20240813000252750

Allen S. Bayl