

Send tax notice to:
James D Evans
3196 Indian Crest Drive
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

2024424

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million Twenty-Five Thousand and 00/100 Dollars (\$1,025,000.00) 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: 723 Wadsworth CV, Helena, AL 35090 (hereinafter referred to as "Grantor") by **James D Evans** whose property address is: **3196 Indian Crest Drive, Pelham, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-8A, according to a Resurvey of Lots 2-7 and 2-8 of The View at Indian Crest, Phase 2, as recorded in Map Book 59, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not due and payable until October 1, 2025.
2. Restrictions appearing of record in Instrument No. 2023-100560.
3. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2023-21000 and Instrument No. 2023-256610.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. 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.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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 19 day of December, 2024.

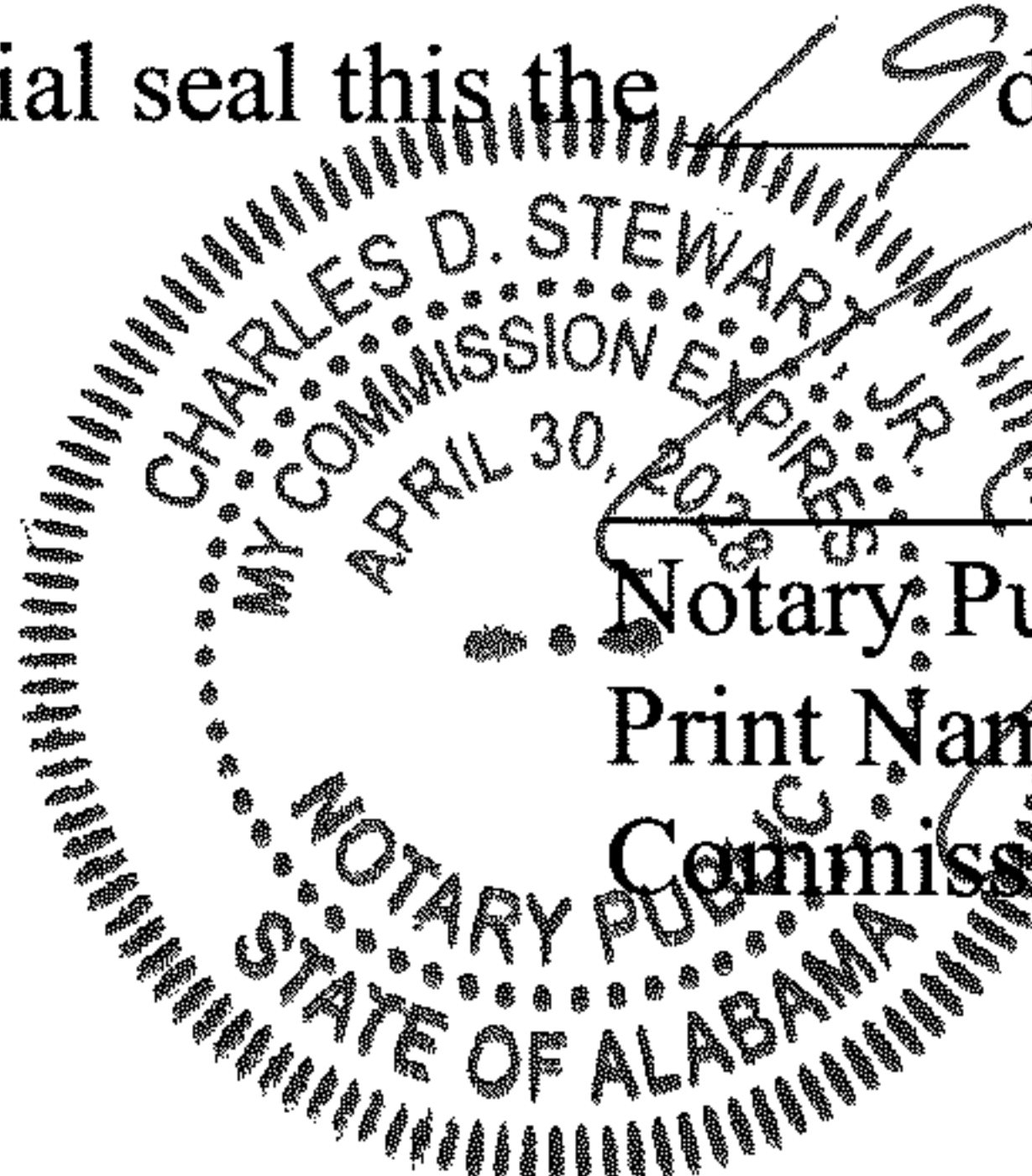
Authentic Building Company, LLC


BY: Brett G 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 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 19 day of December, 2024.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2024 11:22:32 AM
\$750.00 PAYGE
20241220000388550

Alicia S. Bayl