

**SEND TAX NOTICE TO:**

Carla Stewart

P.O. Box 1354

Calera, AL 35040

20160125000025140

01/25/2016 03:30:49 PM

DEEDS 1/2

[Space above this line reserved for recording data]

**WARRANTY DEED**

**STATE OF ALABAMA     )**

**COUNTY OF SHELBY    )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **One Hundred Thirty Seven Thousand Five Hundred and no/Dollars (\$137,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **AlaVest, LLC**, a limited liability company whose address is **429 Lorna Square, Hoover, AL 35216** (herein referred to as grantor), grant, bargain, sell and convey unto **Carla Stewart**, whose address is PO Box 1354 Calera AL (herein referred to as grantee), the following described real estate, situated in **Shelby County, Alabama**, which a property address of **514 Cedar Grove Circle, Maylene, AL 35114** to wit: 35040

**Lot 29, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 1, as recorded in Map Book 22, page 92, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1) Ad valorem taxes for the current year, and subsequent years;
- 2) Restrictions, reservations, conditions, and easement of record;
- 3) Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property;
- 4) All outstanding rights of redemption in favor of all persons entitled to redeem the properties from those certain mortgage foreclosure deeds, recorded in Inst. 20160125000025060; in the Probate Office of Jefferson County, Alabama.

**Note:** \$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**To Have and To Hold** unto the said Grantee, its successors and/or assigns as their may appear forever. And said Grantor does for itself and for its successors and/or assigns, covenant with the GRANTEES, its successors and/or assigns, that it is lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and/or assigns shall warranty and defend the same to the GRANTEES, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)  
this the 4<sup>th</sup> day of January, 2016

AlaVest, LLC

By: 

Jason A. Tatum

Its: Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, The Undersigned, a Notary for said County and in said State, hereby certify that **Jeffrey E. Tatum**, whose name as **Member of AlaVest, LLC**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my official hand and seal this the 4<sup>th</sup> day of January, 2016



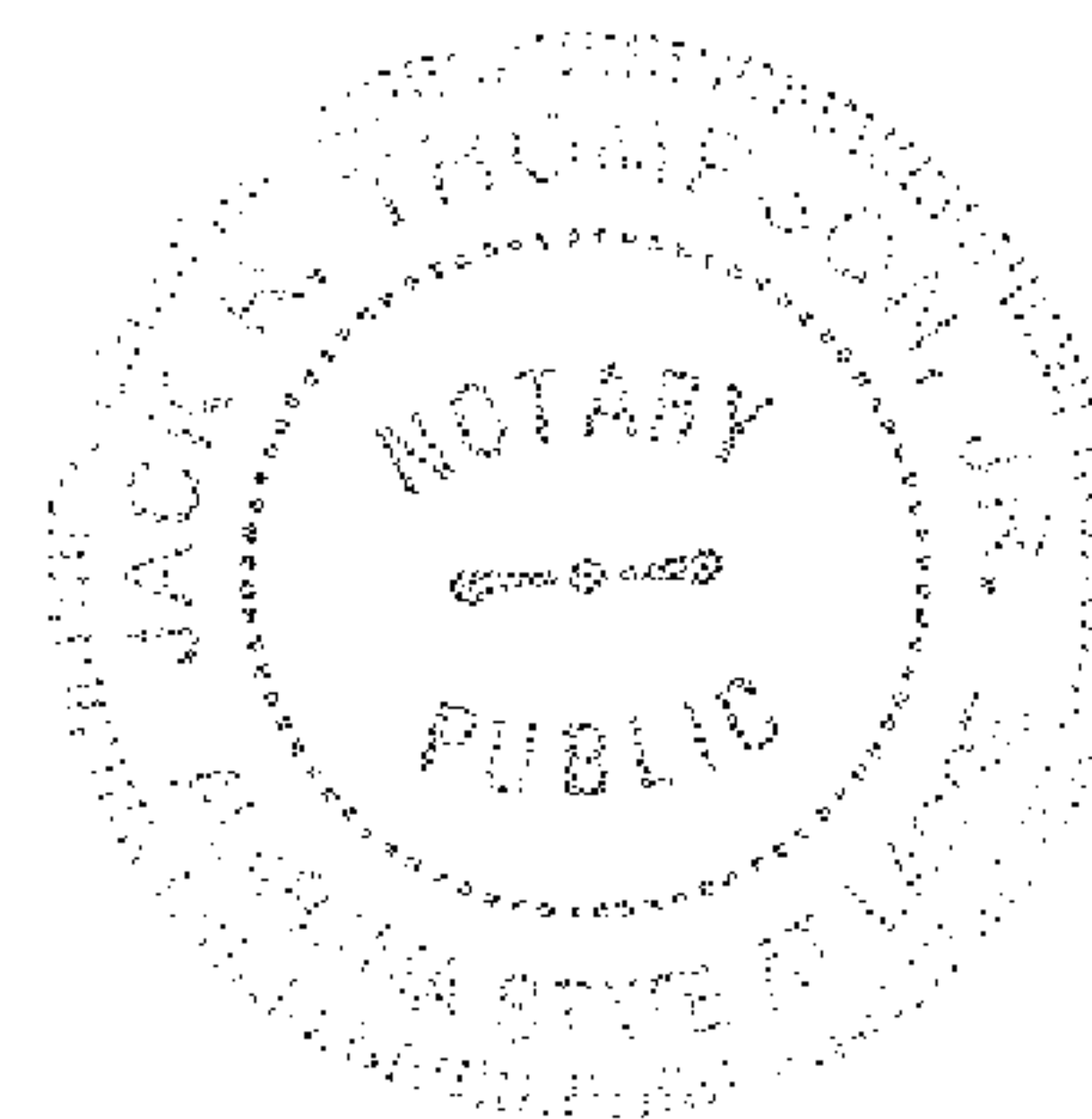
Notary Public

My Commission Expires: 10/31/2016

(S E A L)

**This instrument was prepared by:**

The Law Offices of Jack R. Thompson, Jr. Esq.  
3500 Colonnade Parkway  
Suite 350  
Birmingham, AL 35243



S15-3504



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/25/2016 03:30:49 PM  
\$154.50 CHERRY  
20160125000025140

