

SEND TAX NOTICE TO:

Ginger Tharpe & Dirk Tharpe
260 Oak Forest Trail
Pelham, AL 35124

20160425000135210

04/25/2016 02:37:21 PM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred and Thirty-Three Thousand Dollars (\$233,000.00)**, 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 **Ginger Tharpe and Dirk Tharpe** whose address is **260 Oak Forest Trail, Pelham, AL 35124** (herein referred to as grantee), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, which a property address of **260 Oak Forest Trail, Pelham, AL 35124** to wit:

Lot 3, according to the Survey of Oak Forest, as recorded in Map Book 25, Page 111, 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 Instrument # 20160425000134630, in the Probate Office of Shelby County, Alabama.

Note: \$186,400.00 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 to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of

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reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and 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 14th day of April, 2015

AlaVest, LLC

By: [Signature]
Jeffrey E. 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.

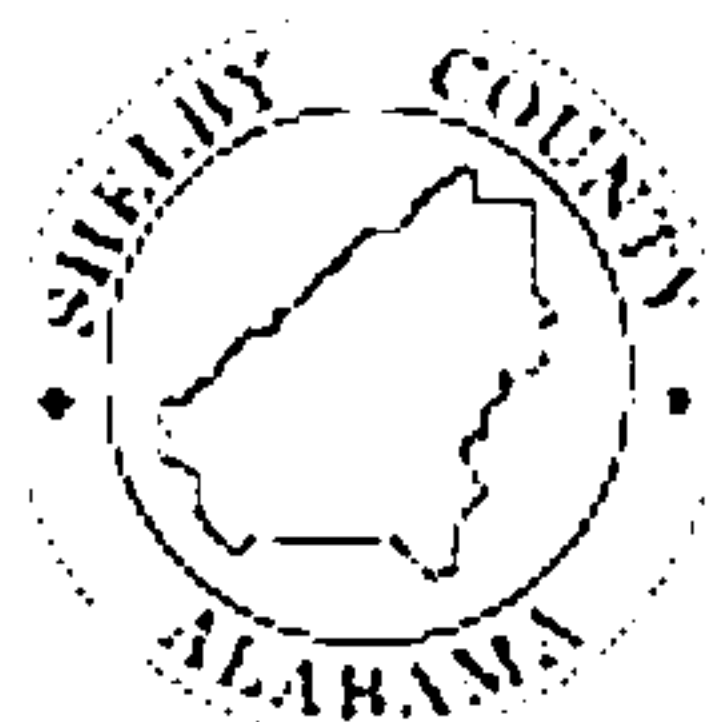
Given under my official hand and seal this the 14th day of April, 2015.

(S E A L)



[Signature]
Notary Public
My Commission Expires: 3/5/17

This instrument was prepared by:
The Law Offices of Jack R. Thompson, Jr. Esq.
3500 Colonnade Parkway
Suite 350
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2016 02:37:21 PM
\$64.00 CHERRY
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[Signature]