

Send tax notice to:
EMILY RACHEL CLARK
3073 RIVERWOOD TERRACE
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
Shelby COUNTY

2016714

WARRANTY DEED

20161201000439310
12/01/2016 02:04:00 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighteen Thousand and 00/100 Dollars (\$118,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, AVERETTE PROPERTIES, LLC, an Alabama limited liability company **whose mailing address** is: 833 Greensprings Hwy, Ste 101, Homewood, AL 35209 (hereinafter referred to as "Grantors") by EMILY RACHEL CLARK **whose property address** is: 3073 RIVERWOOD TERRACE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot G, Block 14, according to the Survey of Riverwood, Fifth Sector, as recorded in Map Book 8, Page 121, in the Probate Office of Shelby County, Alabama.

Together with an undivided interest in the common area as set forth in the Declaration recorded in Misc. Volume 39, Page 880, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

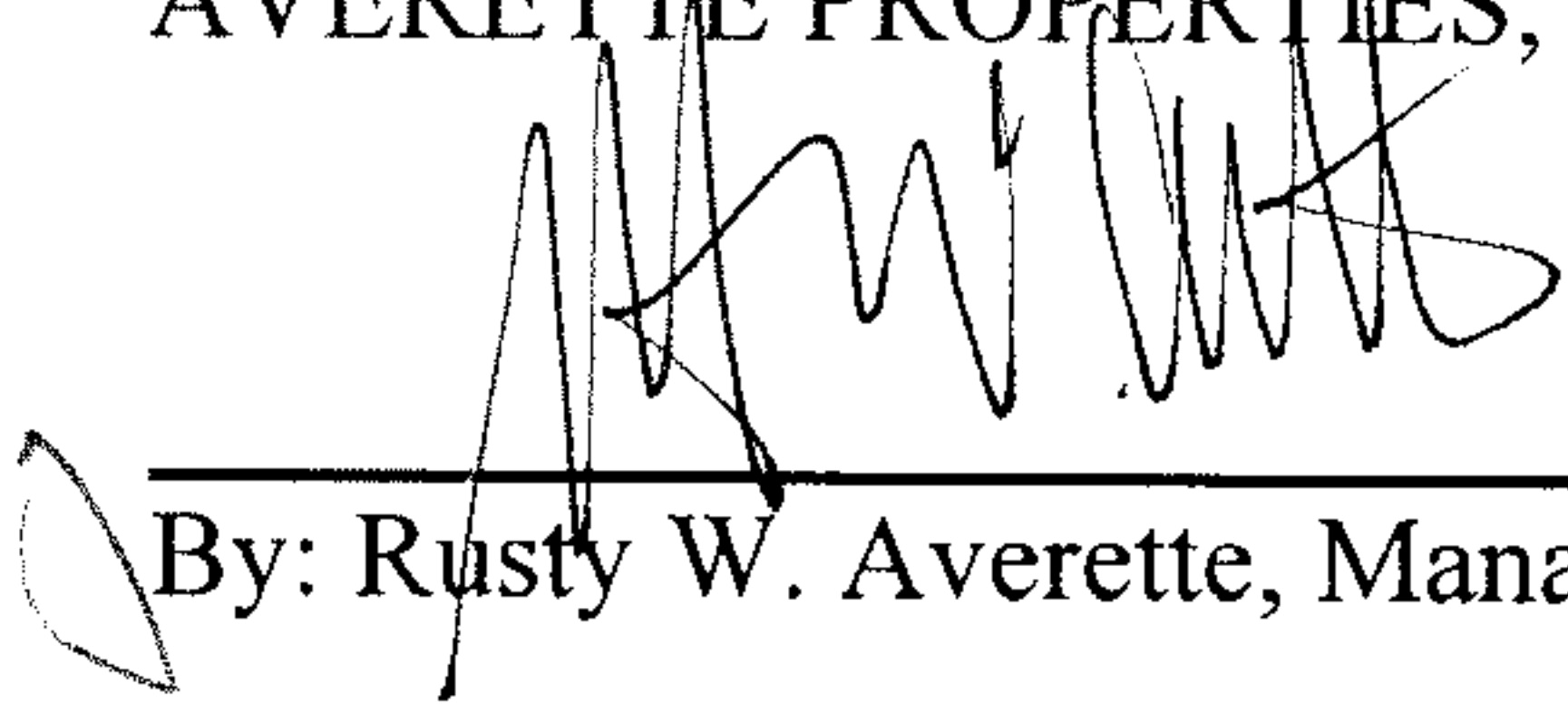
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. BUILDING LINES AND EASEMENTS AS SHOWN ON RECORDED MAP
3. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN REAL VOLUME 12, PAGE 172 AND VOLUME 334, PAGE 207
4. TERMS AND AGREEMENTS AND RIGHTS OF WAY TO ALABAMA POWER COMPANY, RECORDED IN MISC. VOLUME 56, PAGE 312.
5. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 39, PAGE 880.
6. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 56, PAGE 313.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 356, PAGE 31.
8. MINERAL AND MINING RIGHTS AND RIGHT INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN VOLUME 327, PAGE 906

\$115,862.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2016.

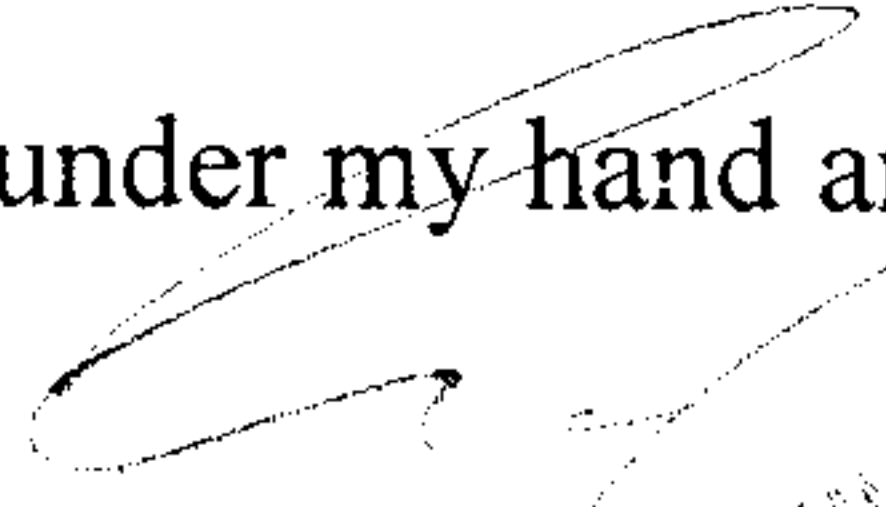
AVERETTE PROPERTIES, LLC

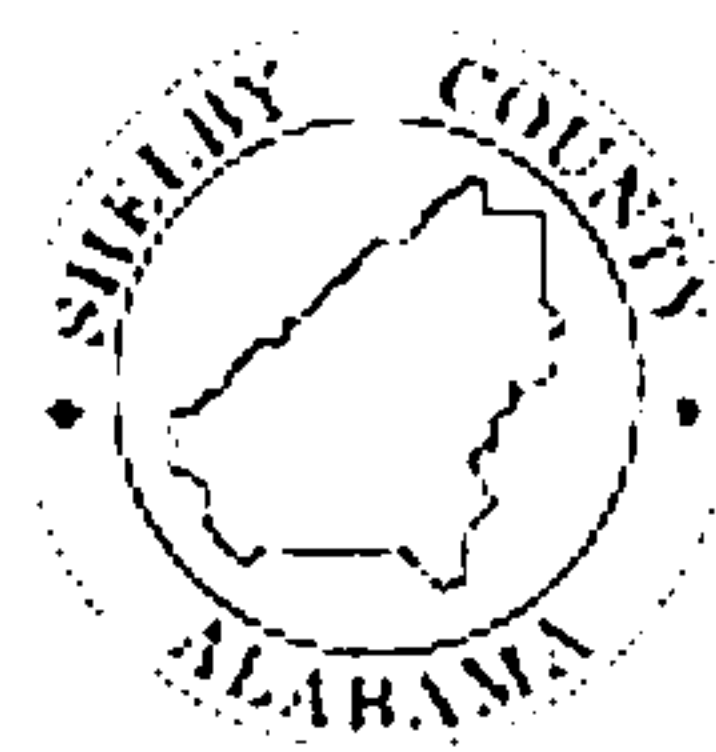
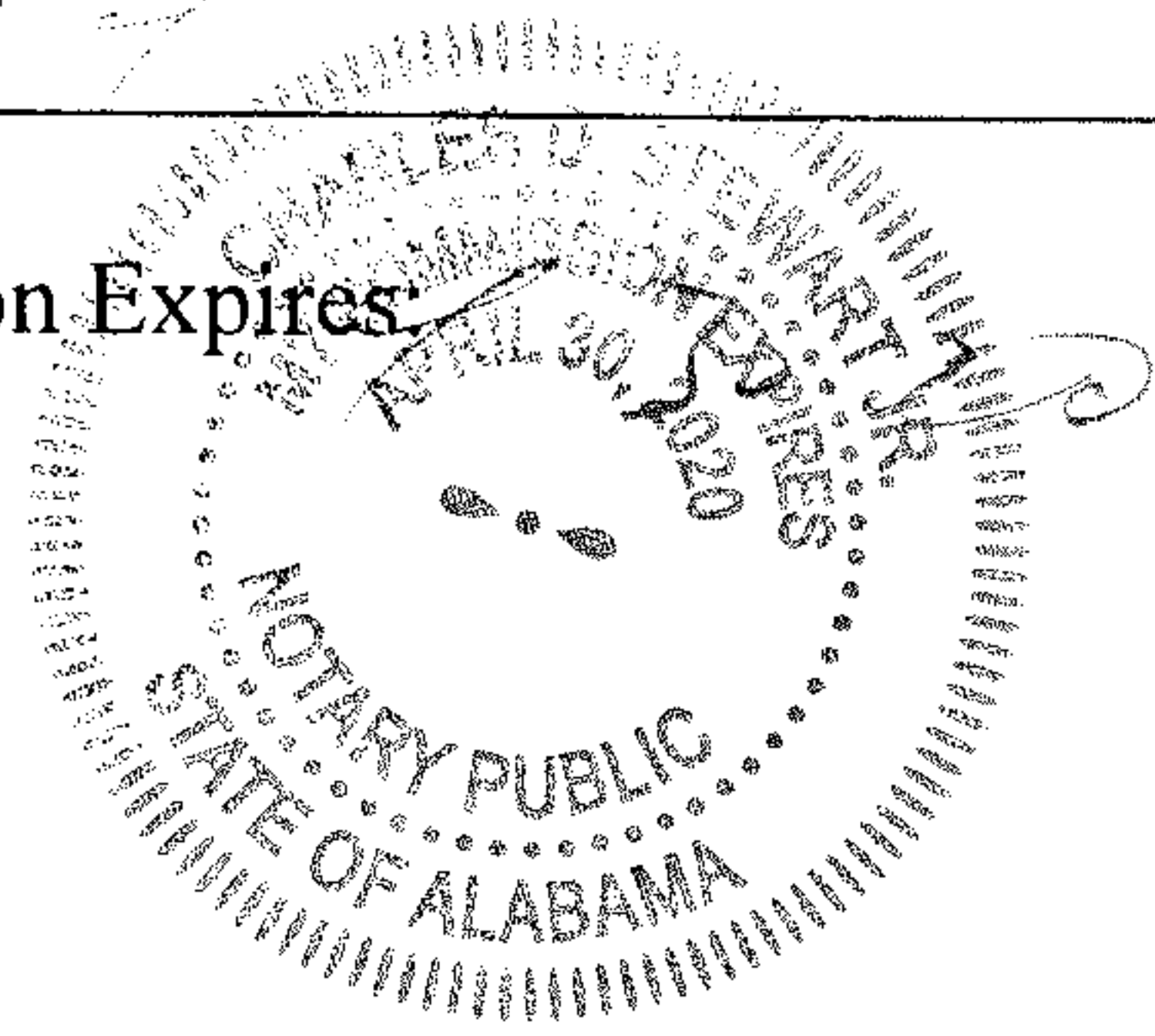

By: Rusty W. Averette, Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUSTY W. AVERETTE as Managing Member of AVERETTE PROPERTIES, LLC, an Alabama limited liability company is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such managing member and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said limited liability company.

Given under my hand and official seal on 30th day of November, 2016.


Notary Public
My Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 02:04:00 PM
\$20.50 CHERRY
20161201000439310

