20180924000340470 09/24/2018 03:16:49 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, AL 35209

GRANTEE'S ADDRESS: Spartan Invest, LLC 1110 23rd Street South Birmingham, AL 35205

STATE OF ALABAMA)	
		GENERAL WARRANTY DEED
COUNTY OF JEFFERSON)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY THOUSAND and NO/100 (\$50,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Kim M. Christensen, an unmarried person (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Spartan Invest, LLC (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 10, Block 1, according to the Survey of Lake Lane First Sector, as recorded in Map Book 5, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property is also known as 117 Reach Circle, Alabaster, AL 35007.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this the 19th day of September, 2018.

Kim M. Christensen

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kim M. Christensen**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of September, 2018.

Jeff W. Parmer NOTARY PUBLIC

My Commission Expires: 09/13/2020

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Mailing Address 223/asmine Drve Alabaster, Al. 35007 Elimingham, Al. 35005	Grantor's Name	Kim M. Christensen	Grantee's Name	· · · · · · · · · · · · · · · · · · ·	
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