



20050825000437820 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
08/25/2005 09:43:52AM FILED/CERT

This Instrument Was Prepared By:  
**G. Wray Morse, Attorney at Law**  
1920 Valleydale Road  
Birmingham, AL 35244

Send Tax Notice to:  
**Carol Williams**  
106 Meadowgreen Drive  
Montevallo, Alabama 35115

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$110,500.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Avalanche Investments, Inc.**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Carol Williams and Edwin Williams, wife and husband** (hereinafter referred to as GRANTEES), for and during their joint lives 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 the County of **Shelby** and State of **Alabama**, to-wit:

**Lot 17, Block 2, according to the Survey of Meadowgreen as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Note: \$88,400.00 and \$21,400.00 of the above purchase price is in the form of mortgages in favor of SouthStar Funding, LLC, executed and recorded simultaneously herewith.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

**SUBJECT TO STATUTORY RIGHT OF REDEMPTION** of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

**PROPERTY SOLD AS IS** and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, **Avalanche Investments, Inc.** has hereunto set its signature by **Charles Rich** as **President** on this the **19th** day of **August, 2005**.

**Avalanche Investments, Inc.**

Shelby County, AL 08/25/2005  
State of Alabama

Deed Tax: \$1.00

  
\_\_\_\_\_  
**Charles Rich, President**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Charles Rich** as **President** of **Avalanche Investments, Inc.**, 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 conveyance, he as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **19th** day of **August, 2005**.

  
\_\_\_\_\_  
**G. Wray Morse, Notary Public**

My Commission Expires: **9/10/2008**

*Closing Services*