

Send tax notice to:  
NATHANIEL J FOTHERINGHA  
5109 S SHADES CREST RD  
HELENA, AL 35022


This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2013512

Shelby COUNTY

**WARRANTY DEED**

  
20131004000399190 1/2 \$67.00  
Shelby Cnty Judge of Probate, AL  
10/04/2013 12:17:55 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, FORESITE CAPITAL, LLC **whose mailing address is: 517 OAKLINE DR., HOOVER, AL 35244** (hereinafter referred to as "Grantor") by NATHANIEL J FOTHERINGHAM **whose mailing address is: 5109 S SHADES CREST RD HELENA, AL 35022** (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 2, ACCORDING TO THE SURVEY OF CARTER'S ADDITION TO SOUTH SHADES CREST, PHASE 2, AS RECORDED IN MAP BOOK 20, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

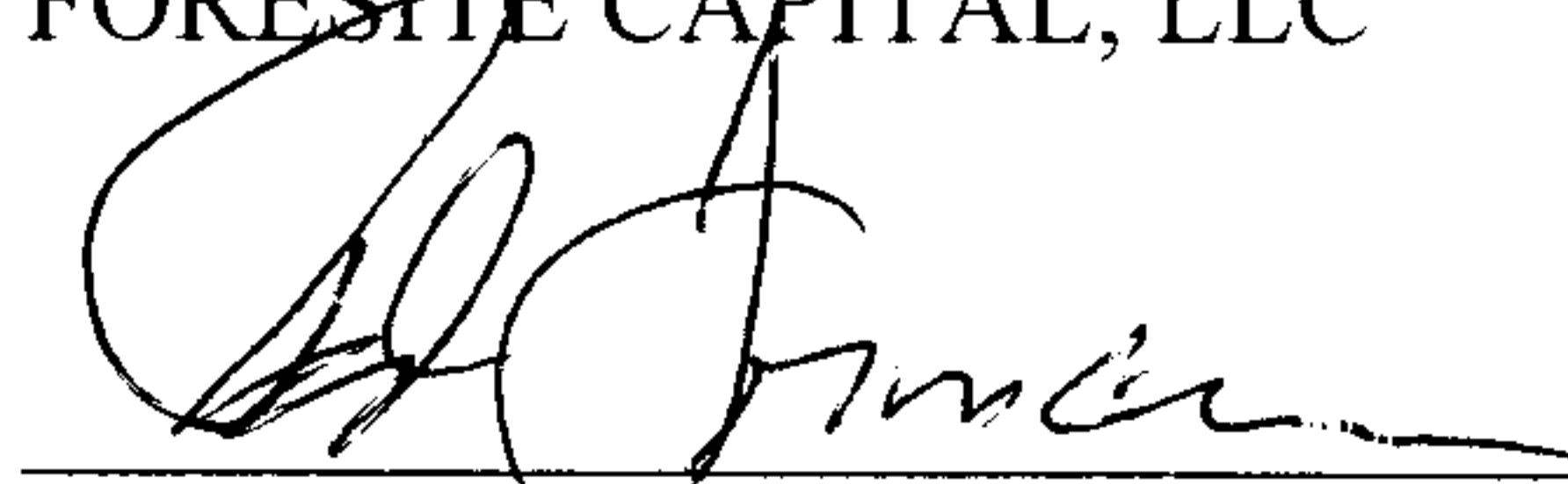
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, FORESITE CAPITAL, LLC, by ROD FRANCIONI, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 2nd day of October, 2013.

FORESITE CAPITAL, LLC



BY: ROD FRANCIONI  
ITS: 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 ROD FRANCONI, whose name as MANAGING MEMBER of FORESITE CAPITAL, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2nd day of October, 2013

Notary Public

Print Name:

Commission Expires:

