

PROPERTY ADDRESS:

1001 Fox Creek Circle
Hoover, AL 35244

[Accuracy of address is not warranted]

THIS INSTRUMENT WAS PREPARED BY:

Frank C. Galloway III, Esq.
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
Telephone: (205) 949-5580

Send Tax Notice To:

Alisha Lee
1001 Fox Creek Circle
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of THREE HUNDRED FIFTY THOUSAND and No/100 (\$350,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **ALAVEST, LLC, an Alabama limited liability company** whose mailing address is 429 Lorna Square, Hoover, AL 35216 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **ALISHA LEE** whose mailing address is 1001 Fox Creek Circle, Hoover, AL 35244 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Bailey's Addition to Riverchase, as recorded in Map Book 28, Page 19, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Ad Valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.
2. Restrictions, covenants and conditions as set out in instrument recoded in Map Book 28, Page 19, in the Probate Office of Shelby County, Alabama.
3. Covenant for onsite sewage disposal system as set out in Instrument No. 20020501000203560 and Instrument No. 20020626000301230, in the Probate Office of Shelby County, Alabama.
4. A 25 foot building setback line from Fox Creek Circle and Riverchase Parkway West as recorded in Map Book 28, Page 19, in the Probate Office of Shelby County, Alabama.

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5. A 20 foot easement along the northwesterly side of lot and a 15 foot easement along the westerly side of lot as shown on recorded Map Book 28, Page 19, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, personal representatives and assigns, forever.

Grantor hereby covenants and agrees with Grantee, her heirs, personal representatives and assigns, that Grantor, its successors and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor by the undersigned who are authorized to execute this conveyance, hereunto set their hands and seals on this 26th day of September, 2014.

ALAVEST, LLC

an Alabama limited liability company

By: by Jason A. Tatum POA (SEAL)

Jason A. Tatum

Its: Managing Member

By: Jeffery E. Tatum (SEAL)

Jeffery E. Tatum

Its: Managing Member

20140929000304100 2/3 \$370.00
Shelby Cnty Judge of Probate, AL
09/29/2014 11:49:31 AM FILED/CERT

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Jason A. Tatum, whose name as Managing Member of Alavest, LLC, an Alabama limited liability company, 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 managing member and with full authority executed the same voluntarily as and for the act of said limited liability company.

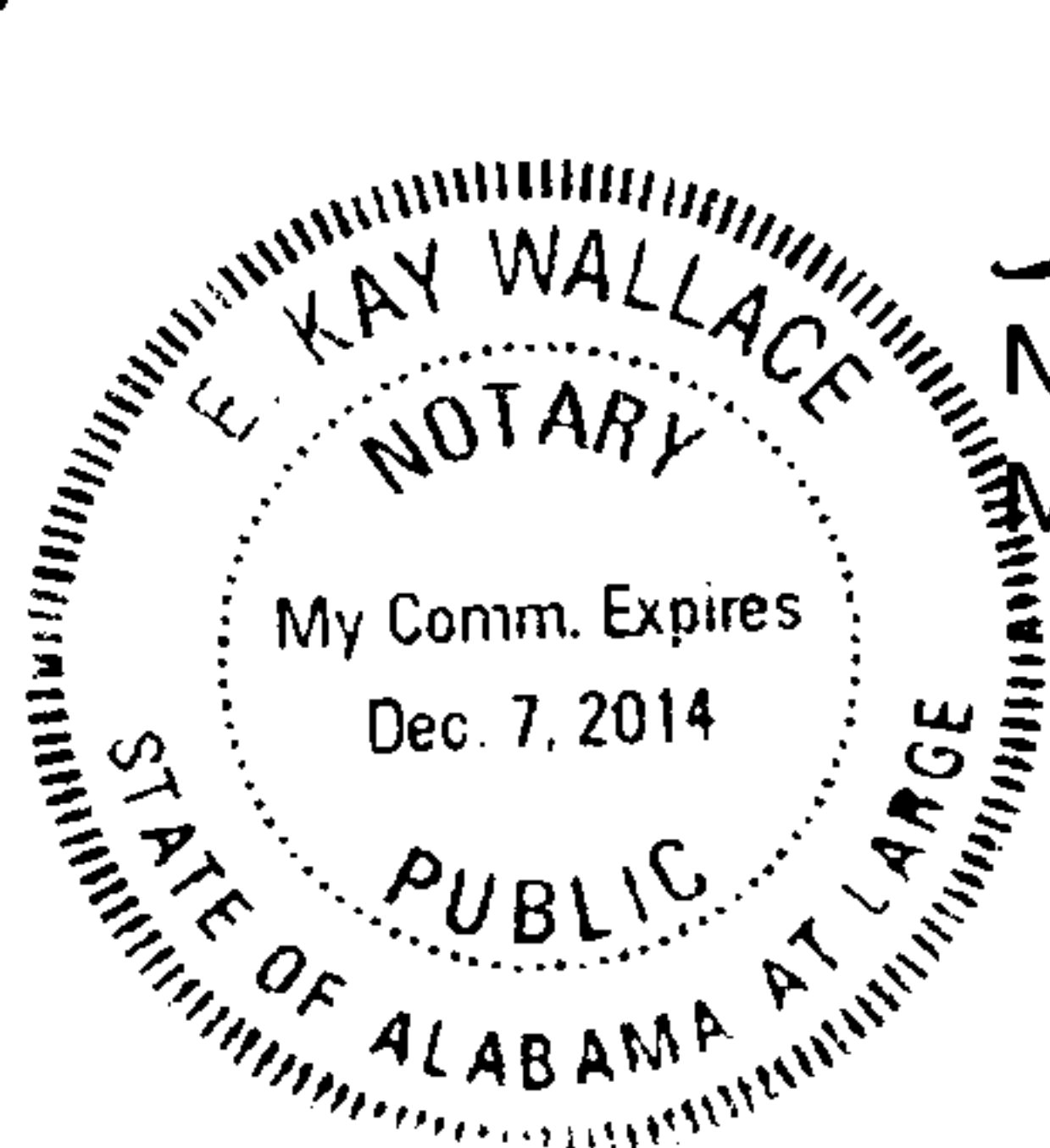
Given under my hand and official seal this 26th day of September, 2014.


 E. Kay Wallace
NOTARY PUBLIC
My commission expires: 12/7/14

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Jeffery E. Tatum, whose name as Managing Member of Alavest, LLC, an Alabama limited liability company, 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 managing member and with full authority executed the same voluntarily as and for the act of said limited liability company.

Given under my hand and official seal this 26th day of September, 2014.

 E. Kay Wallace
NOTARY PUBLIC
My commission expires: 12/7/14


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