

SEND TAX NOTICE TO:

Matthew Shannon
Stefanie Alley
5193 Selkirk Drive
Birmingham, AL 35242

20141021000332650 1/2 \$216.50
Shelby Cnty Judge of Probate, AL
10/21/2014 11:40:52 AM FILED/CERT

[Space above this line reserved for recording data]

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Ninety Nine Thousand Five Hundred Dollars (\$199,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **AlaVest, LLC**, a limited liability company whose address is **429 Lorna Square Hoover, AL 35216**(herein referred to as grantor), grant, bargain, sell and convey unto **Matthew Shannon and Stefanie Alley**, whose address is **5193 Selkirk Drive, Birmingham, AL 35242**(herein referred to as grantee), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in **Shelby County, Alabama**, which a property address of **5193 Selkirk Drive, Birmingham, AL 35242**to wit:

Lot 20, in Block 1, according to the Survey of Selkirk, a subdivision of Inverness Phase IV, as recorded in Map Book 6, page 163, in the Probate Office of Shelby County Alabama.

Subject to:

- 1) Ad valorem taxes for the current year, and subsequent years;
- 2) Restrictions, reservations, conditions, and easement of record;
- 3) Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property;
- 4) All outstanding rights of redemption in favor of all persons entitled to redeem the properties from those certain mortgage foreclosure deeds, recorded in Instrument No. 20140516000149250; in the Probate Office of Shelby County, Alabama.

Note: \$191,348.50 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And it does for itself and for its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above;

Shelby County, AL 10/21/2014
State of Alabama
Deed Tax: \$199.50

that it has a good right to sell and convey the same as aforesaid; that it will and its successors and/or assigns shall warranty and defend the same to the GRANTEES, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this the 14th day of October, 2014

AlaVest, LLC

By: 

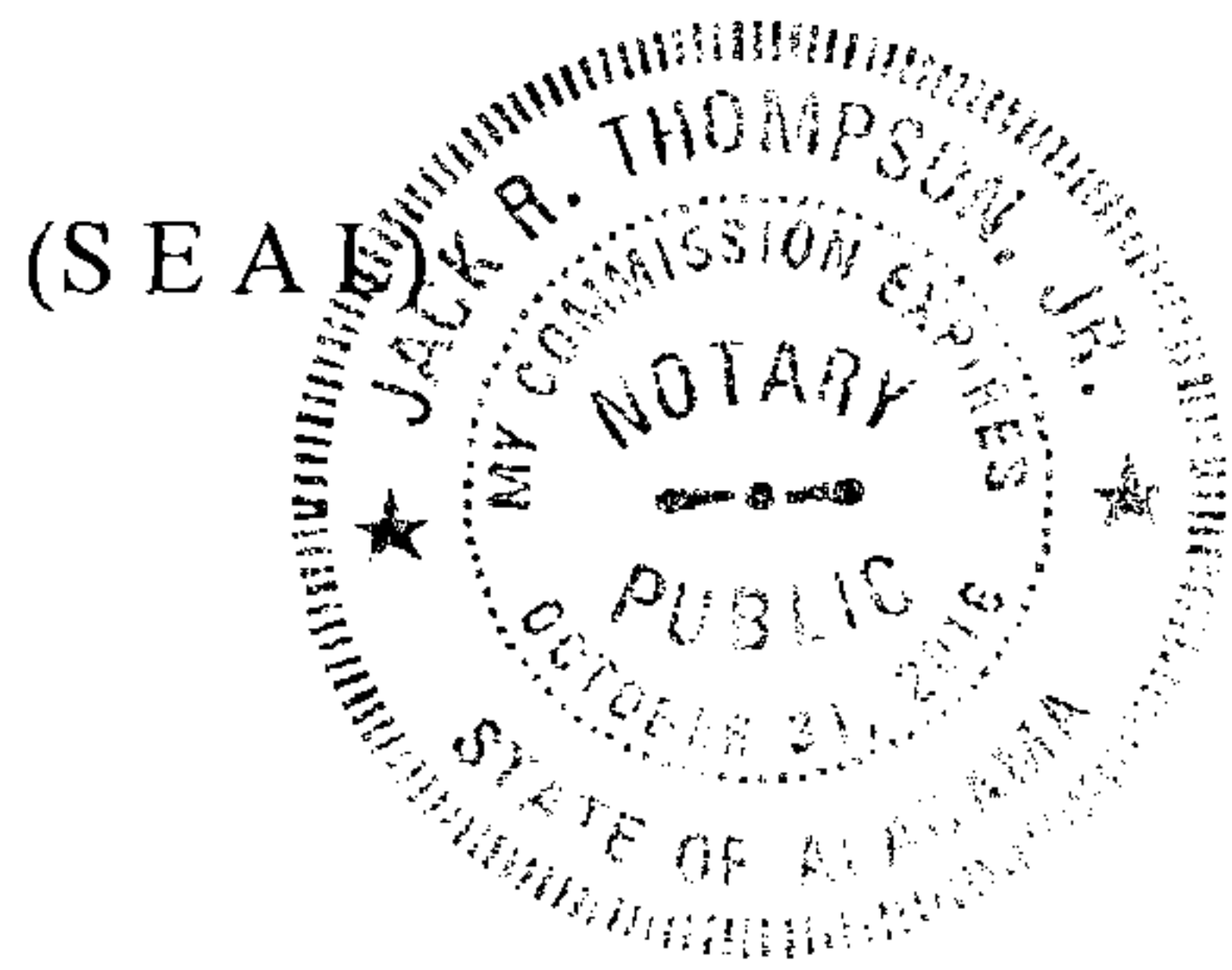
Jeffrey E. Tatum

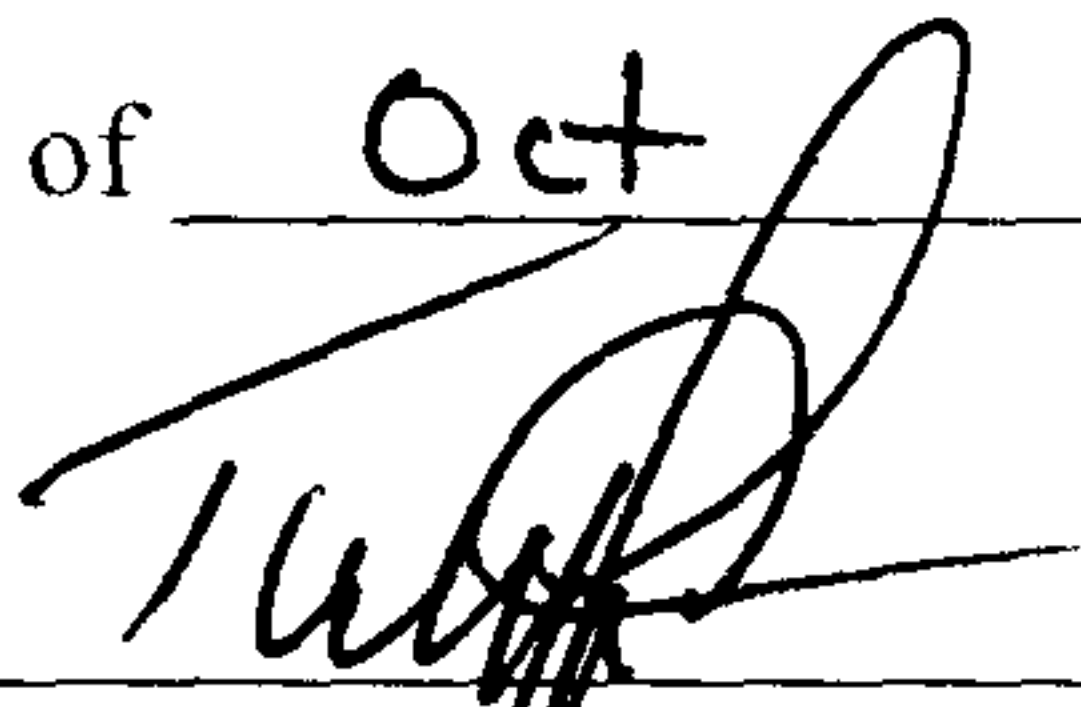
Its: Member

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, The Undersigned, a Notary for said County and in said State, hereby certify that **Jeffrey E. Tatum**, whose name as **Member** of **AlaVest, LLC**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my official hand and seal this the 14th day of Oct, 2014.

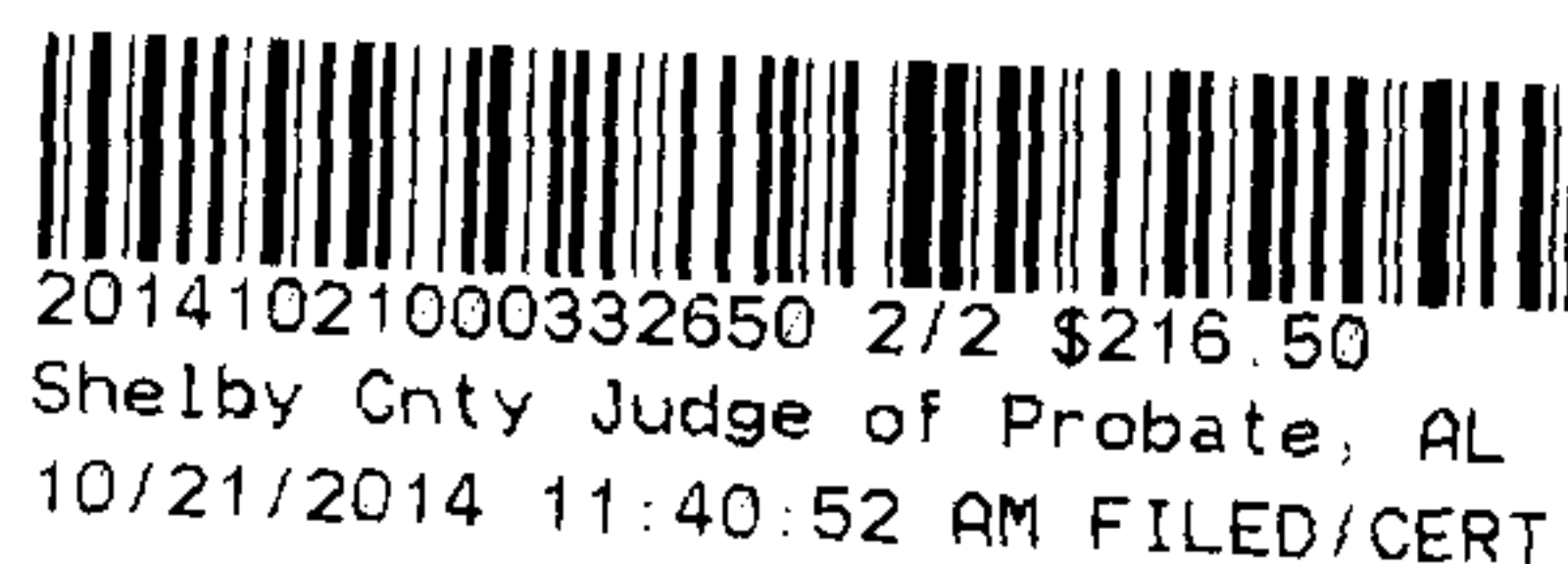



Notary Public

My Commission Expires: 10/31/2016

This instrument was prepared by:

The Law Offices of Jack R. Thompson, Jr. Esq.
3500 Colonnade Parkway
Suite 350
Birmingham, AL 35243



S14-2850