

SEND TAX NOTICE TO:

Carole Sallee
190 Village Drive
Calera, AL 35040

20150210000043530
02/10/2015 02:04:25 PM
DEEDS 1/2

[Space above this line reserved for recording data]

LIMITED WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Five Thousand and no/100 Dollars (\$95,500.00)**, 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 **Carole Sallee**, whose address is **190 Village Drive, Calera, AL 35040** (herein referred to as grantee), the following described real estate, situated in **Shelby County, Alabama**, which a property address of **190 Village Drive, Calera, AL 35040** to wit:

Lot 158, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, 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. 20150128000029680; in the Probate Office of Shelby County, Alabama.

To Have and To Hold unto the said Grantee, its successors and/or assigns as their may appear forever. And said Grantor does for itself and for its successors and/or assigns, covenant with the GRANTEES, its successors and/or assigns, that it is lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; 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 13th day of January, 2015.

20150210000043530 02/10/2015 02:04:25 PM DEEDS 2/2
AlaVest, LLC

By: [Signature]
Jeffrey E. Tatum
Its: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., 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 13th day of Jan, 2015.

[Signature]
Notary Public

My Commission Expires: 10/31/2016

(S E A L)

This instrument was prepared by:
The Law Offices of Jack R. Thompson, Jr. Esq.
3500 Colonnade Parkway
Suite 350
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/10/2015 02:04:25 PM
\$112.50 CHERRY
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[Signature]