

SEND TAX NOTICE TO:
Rising Tide Homes, LLC
9 Office Park Circle, Suite 215
Birmingham, AL 35209

20160204000036890
02/04/2016 12:54:02 PM
DEEDS 1/2

[Space above this line reserved for recording data]

S T A T U T O R Y W A R R A N T Y D E E D

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Six Thousand and No/100 Dollars (\$96,000.00)**, 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 **Rising Tide Homes, LLC**, whose address is **9 Office Park Circle, Suite 215, Birmingham, AL 35209** (herein referred to as grantee), the following described real estate, situated in **Shelby County, Alabama**, which a property address of **199 Calloway Lane, Pelham, AL 351247** to wit:

Lot 16, according to the Survey of Calloway Cove Townhomes, Plat No. 1, as recorded in Map Book 31, Page 67, 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. 20160204000036760 ; in the Probate Office of Shelby County, Alabama.

To Have and To Hold to unto said Grantee, its successors and/or assigns.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of Jan, 2016.

AlaVest, LLC

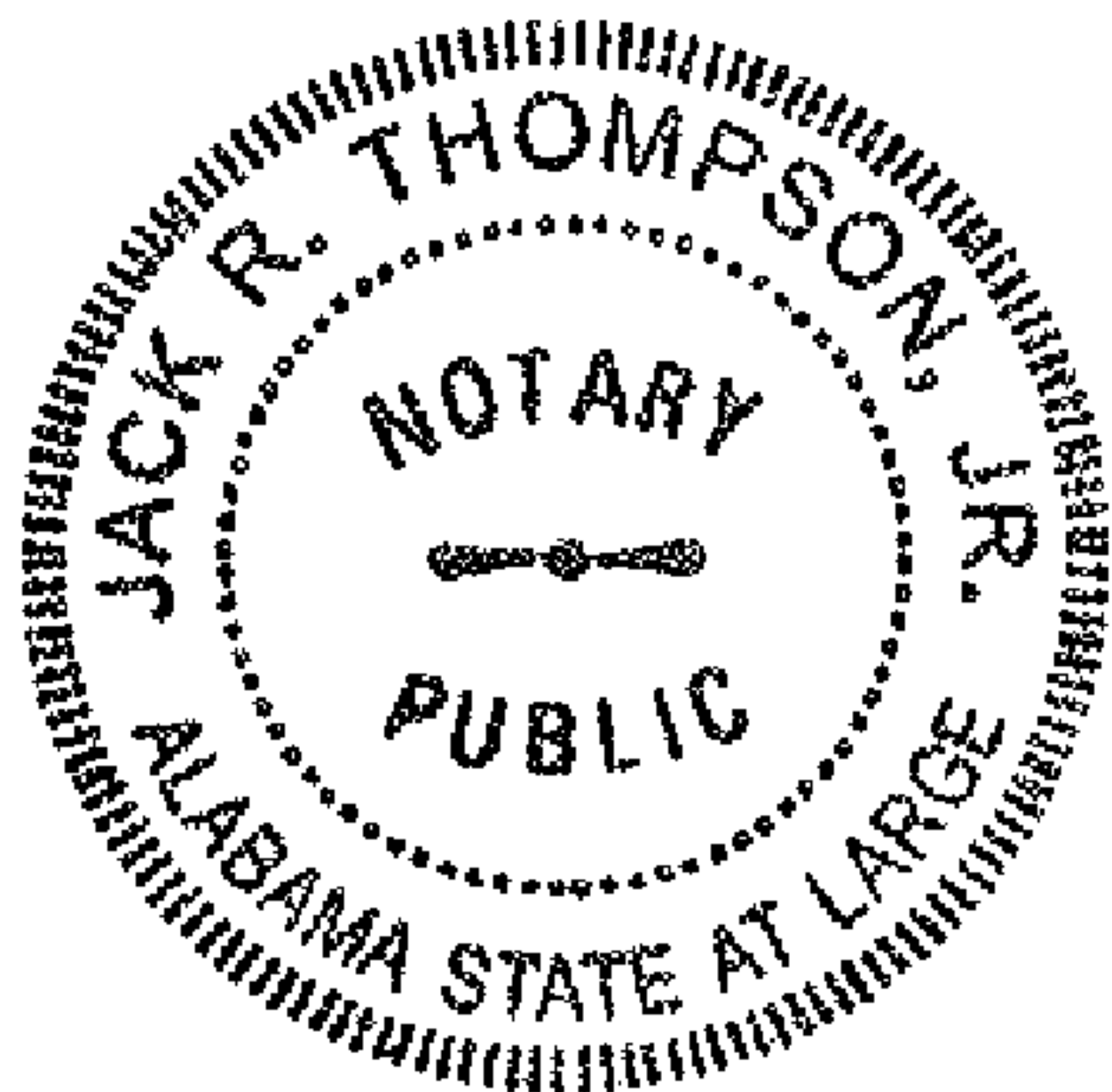
By: Jeffrey E. Tatum
Its: Member

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 29th day of Jan, 2016.

(S E A L)

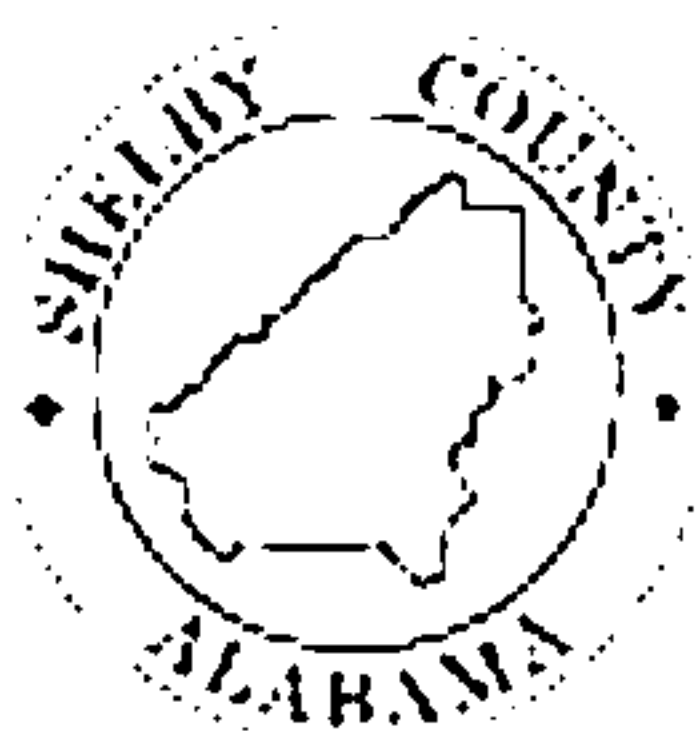


Thompson
Notary Public

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/04/2016 12:54:02 PM
\$113.00 CHERRY
20160204000036890

S16-0094

James W. Fuhrmeister