

Send tax notice to:
ADRIAN MORRIS HODGES
292 3RD AVENUE WEST
HELENA, AL 35080

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

STATE OF ALABAMA
Shelby COUNTY

2016056

20160211000044630
02/11/2016 02:05:12 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: PO BOX 612, HELENA, AL 35080 (hereinafter referred to as "Grantor") by ADRIAN MORRIS HODGES AND MORGAN ALEECE HODGES whose property address is: 292 3RD AVENUE WEST, HELENA, AL, 35080 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EAST SIDE OF 3RD STREET, IN BLOCK SIXTEEN (16) IN TOWN OF HELENA ALABAMA AS MAPPED BY JOSEPH SQUIRE AND MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCE AT THE NW CORNER OF SAID BLOCK 16, WHERE 3RD AVENUE JOINS 3RD STREET, AND RUN SOUTH ALONG THE EAST SIDE OF 3RD STREET FIFTY (50) FEET TO A STAKE AS A POINT OF BEGINNING. THENCE EAST 85 FEET TO WEST SIDE OF "RUFFIN ALLEY". THENCE SOUTH ALONG WEST SIDE OF "RUFFIN ALLEY" 140 FEET TO A STAKE, THENCE WEST 85 FEET TO THE EAST SIDE OF 3RD STREET, THENCE NORTH ALONG EAST SIDE OF 3RD STREET 140 FEET TO POINT OF BEGINNING.

ALSO, A CERTAIN LOT OF LAND LOCATED ON THE SE CORNER OF THIRD STREET AND THIRD AVENUE IN THE TOWN OF HELENA ALABAMA DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE EAST SIDE OF THIRD STREET WHERE THE SOUTH SIDE OF THIRD AVENUE JOINS IT, AND RUN EAST ALONG THE SOUTH LINE OF SAID THIRD AVENUE EIGHTY FIVE (85) FEET. TO "RUFFIN ALLEY", THENCE SOUTH ALONG THE WEST SIDE OF "RUFFIN ALLEY", FIFTY (50) FEET TO A STAKE, THENCE WEST (PARALLEL WITH THIRD AVENUE) EIGHTY FIVE (85) FEET TO THE EAST SIDE OF THIRD STREET, THENCE NORTH, ALONG THE EAST SIDE OF THIRD STREET, FIFTY (50) FEET TO POINT OF BEGINNING, CONTAINING 4250 SQUARE FEET OF LAND.

SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

\$103,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of February, 2016.

SIERRA BUILDING COMPANY, LLC

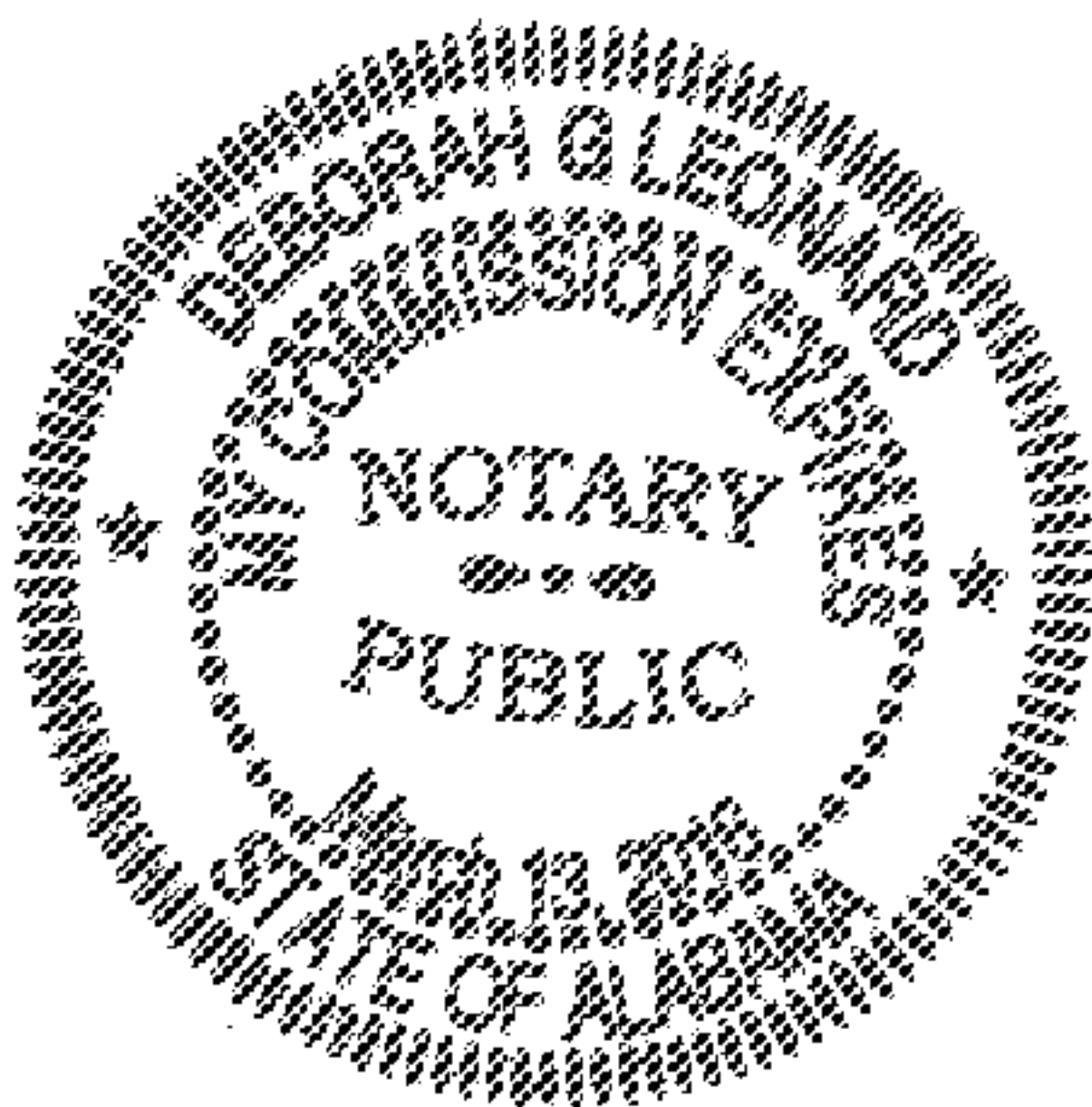
BY: BILLY GOSSETT

ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, 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 limited liability company.

Given under my hand and official seal this the 10th day of February, 2016.



A handwritten signature of the Notary Public, Deborah G. Leonard.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/11/2016 02:05:12 PM
\$43.00 DEBBIE
20160211000044630

A handwritten signature of Judge James W. Fuhrmeister.