

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

**20160216000048050**  
**02/16/2016 10:44:22 AM**  
**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 **Eighty Seven Thousand Five Hundred and No/100 Dollars (\$87,500.00)**, 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 **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 **2063 Rossburg Place, Calera, AL 35040** to wit:

**Lot 138, according to the Survey of Rossburg Townhomes, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama; being situated in 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. 20160216000047990; 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 11 day of Feb., 2016.

AlaVest, LLC

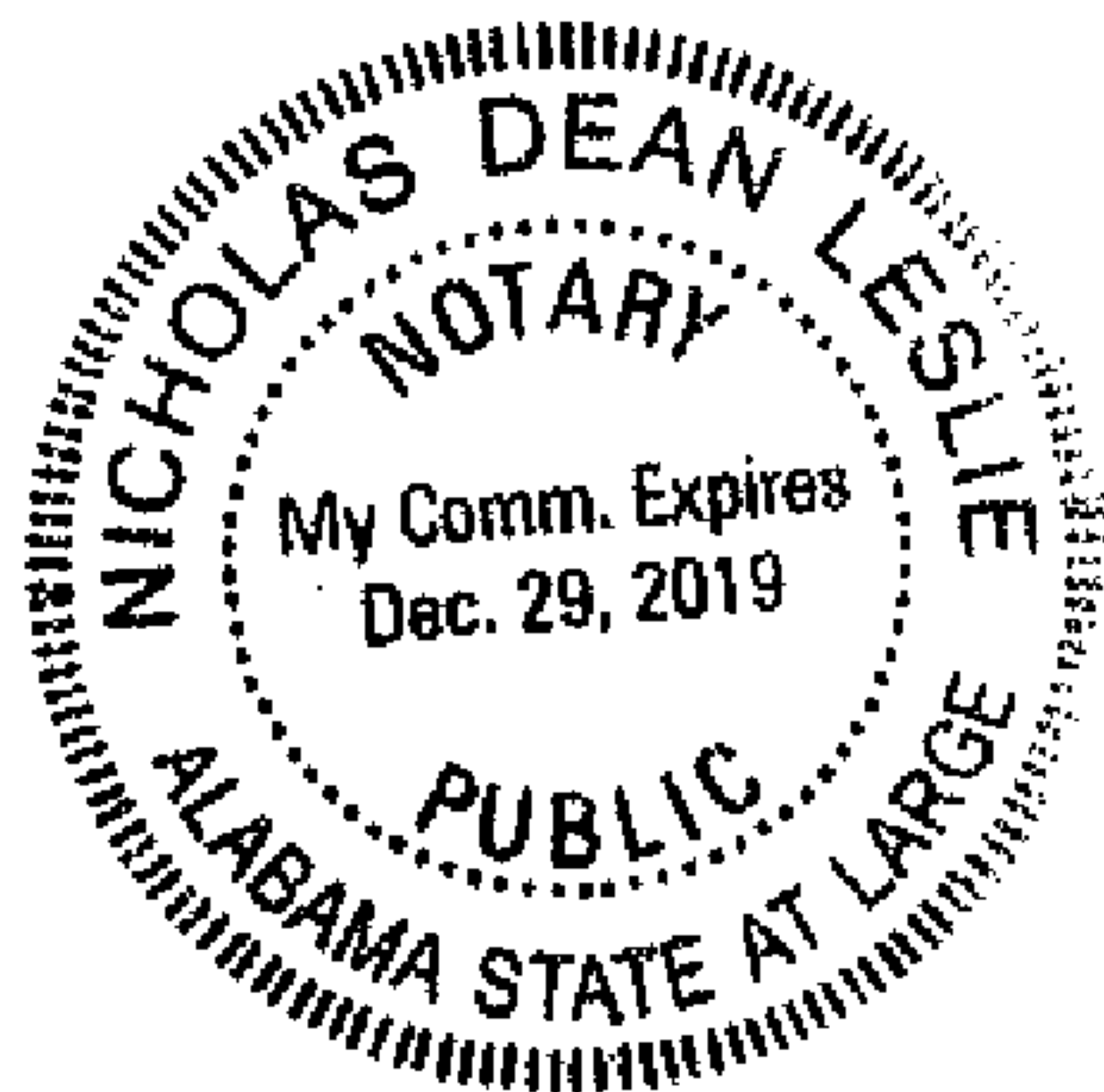
By: [Signature]  
Jeffrey E. Tatum  
Its: Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Nicholas Dean Leslie, 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 11<sup>th</sup> day of February, 2016.

(S E A L)



[Signature]  
Notary Public  
My Commission Expires: 12-29-19

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

S16-0235



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/16/2016 10:44:22 AM  
\$104.50 JESSICA  
20160216000048050

[Signature]