

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
2010 Old Springville Road, Suite 100
Birmingham, AL 35215
Atty: Matthew Hornsby

Send Tax Notice To:
Rising Tide Homes, LLC
9 Office Park Circle, Suite 215
Birmingham, AL 35223

20160303000067570 1/1 \$118.00
Shelby Cnty Judge of Probate, AL
03/03/2016 08:41:52 AM FILED/CERT

LIMITED LIABILITY COMPANY WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY ***

That in consideration of One Hundred Four Thousand and No/100 Dollars---(\$104,000.00) to the undersigned grantor, **Partners Direct Invest, LLC**, a limited liability company, of 1128 Eastlake Blvd., Tarrant, AL 35217, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Rising Tide Homes, LLC** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 47, according to the Survey of Resurvey of Daventry, Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama.

Property Address: 170 Daventry Drive, Calera, AL 35040

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.
Mineral and mining rights excepted not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members who are authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of February, 2016.

Partners Direct Invest, LLC


TJ Sayers, Managing Member

**STATE OF ALABAMA*
JEFFERSON COUNTY***

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TJ Sayers, as managing member of Partners Direct Invest, LLC, a Limited Liability company and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he as such member, and with full authority, executed the same voluntarily for and acting as said Limited Liability Company.

Given under my hand and official seal, this 24th day of February, 2016.

My Commission Expires: 9/17/16


Notary Public

Shelby County, AL 03/03/2016
State of Alabama
Deed Tax: \$104.00