

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Wanda Hope
208 Mildred St.
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Spartan Value Investors** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Wanda Hope** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commencing at the intersection of the North curb line of Mildred Street with the Section line between Sections 25 and 26, Township 21, Range 1 West in the Town of Columbiana, Shelby County, Alabama and run thence North 69° East along the North curb line of Mildred Street, 278 feet for point of beginning of lot herein described; continue thence at the same bearing along curb line 74 feet; run thence North 19° West 165 feet; run South 69° West 74 feet; run thence South 19° 166.7 feet to point of beginning, being a lot facing 74 feet wide on the North side of Mildred Street and being the same property sold Mrs. Susie C. Bird by Mrs. Knox E. Wooley and her husband on February 1, 1934 by deed recorded in Deed Book 98, at Page 53 in the Office of the Judge of Probate for Shelby County, Alabama.

\$108,007.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

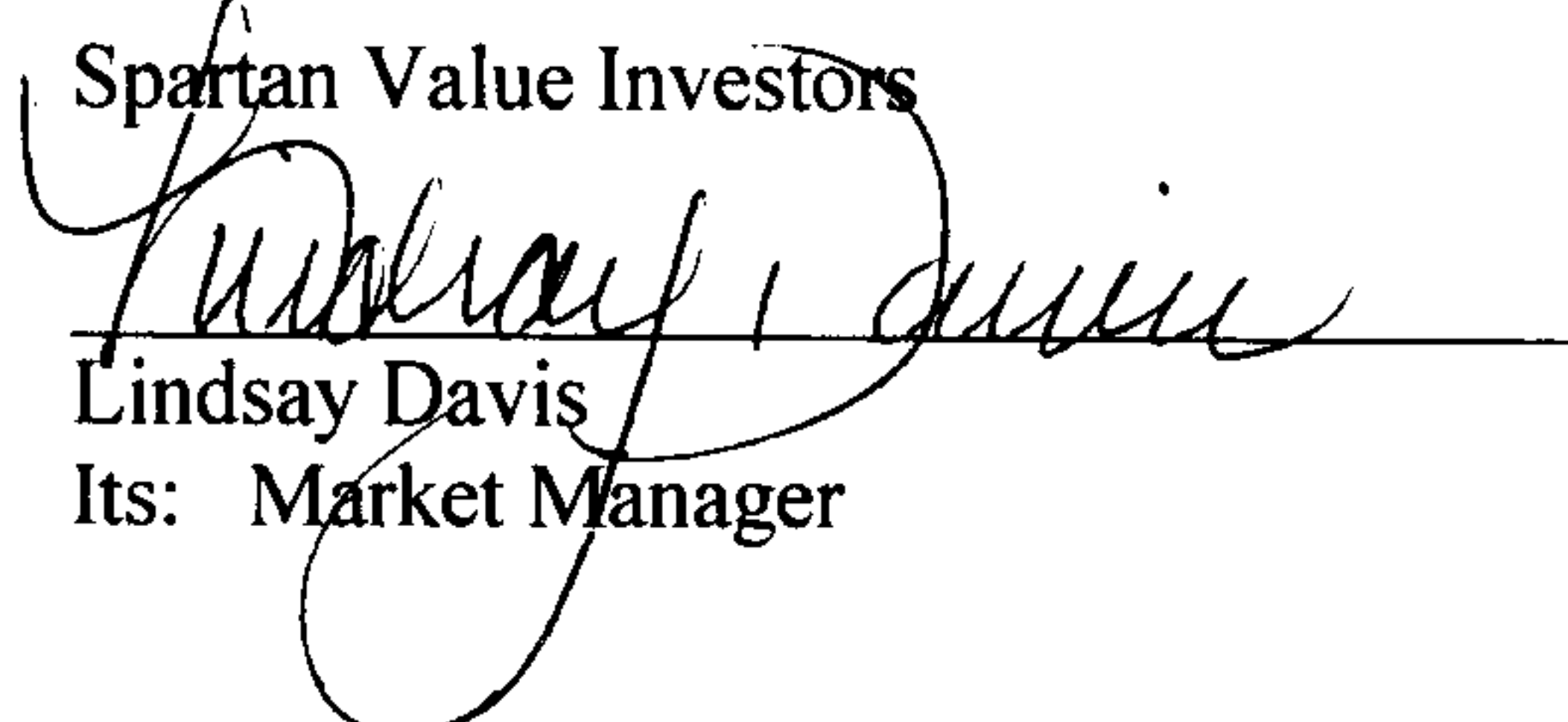
Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a 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, her heirs and assigns forever, against the lawful claims of all persons.

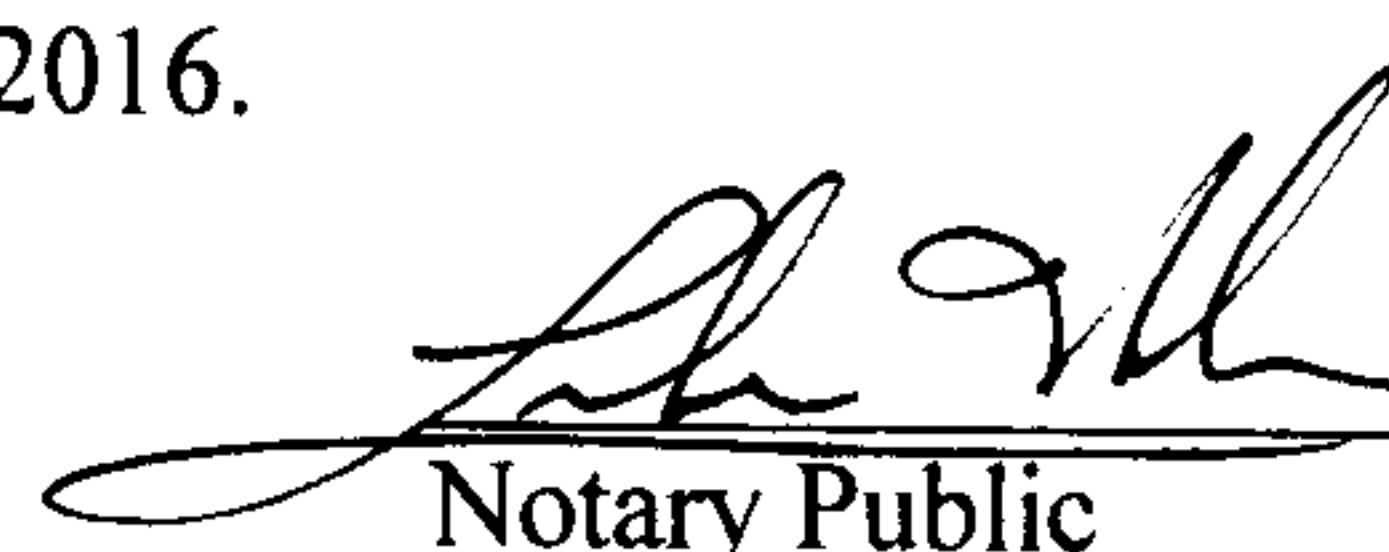
IN WITNESS WHEREOF, the said GRANTOR, Spartan Value Investors, by its Market Manager, Lindsay Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this February 16, 2016.

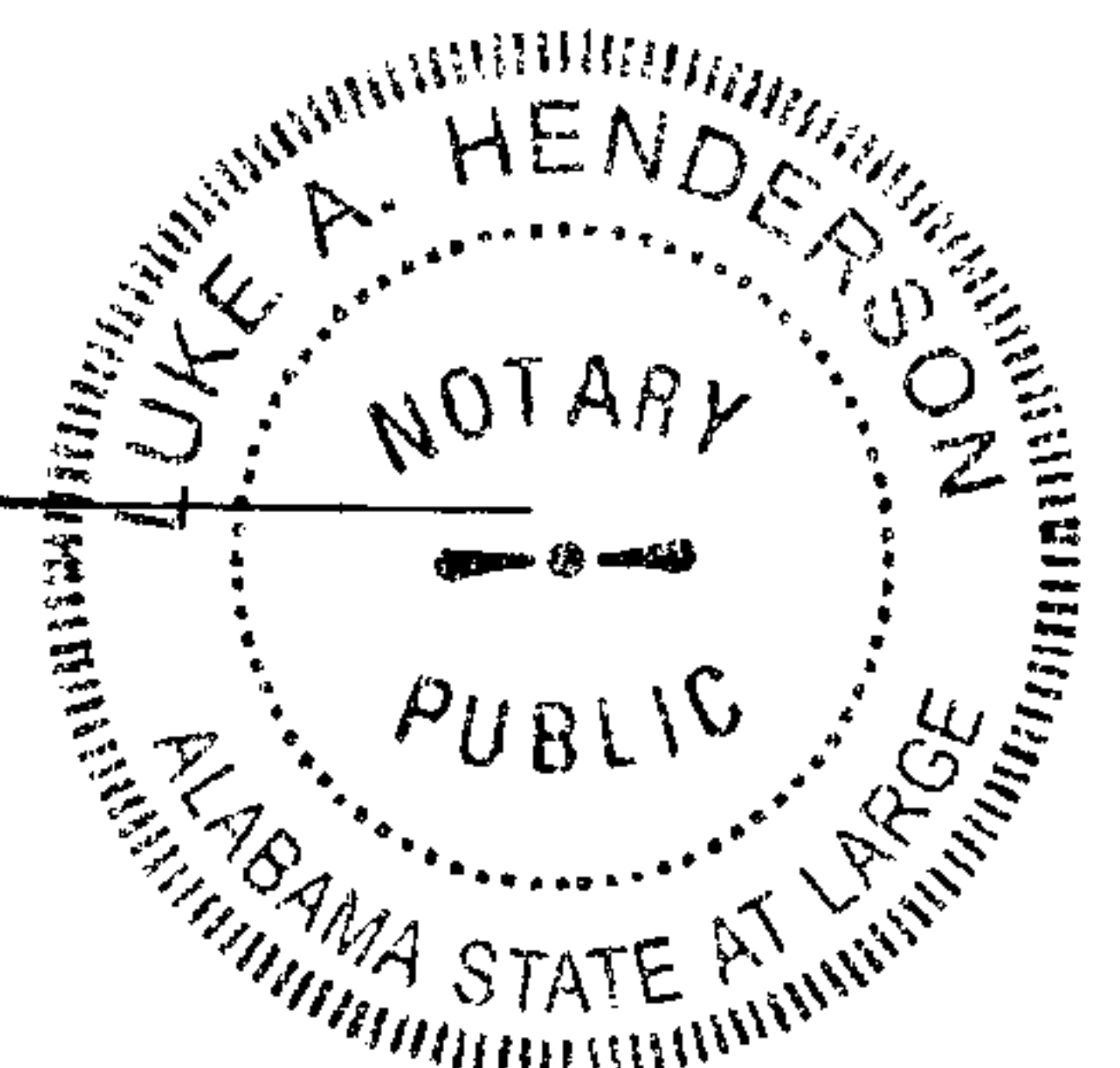
Spartan Value Investors
by: 
Lindsay Davis
Its: Market Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lindsay Davis whose name as Market Manager of Spartan Value Investors, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Market Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this February 16, 2016.


Notary Public



My Commission Expires: 7/26/16
Grantor's Address: 1110 23rd St. S.
Birmingham, AL 35205
Property Address: 208 Mildred St.
Columbiana, AL 35051

Shelby County, AL 03/04/2016
State of Alabama
Deed Tax: \$2.00