

SEND TAX NOTICE TO:
Rex Residential Property Owner, LLC
3 Cordes Street
Charleston, SC 29401

20160321000087870
03/21/2016 09:55:41 AM
DEEDS 1/2

[Space above this line reserved for recording data]

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eighty Four Thousand Dollars (\$84,000.00)**, 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 **Rex Residential Property Owner, LLC**, whose address is **3 Cordes Street, Charleston, SC 29401** (herein referred to as grantee), the following described real estate, situated in **Shelby County, Alabama**, which a property address of **795 Merlin Drive, Calera, AL 35040** to wit:

LOT 2, OF THE ROUND TABLE SUBDIVISION AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 7, PAGE 38 LESS AND EXCEPT THAT PART OF SAID LOT 2 DEEDED TO LUTHUR C. AND VELMA D. GLEN AS RECORDED IN BOOK 28, PAGE 493, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 2, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LOT LINE OF SAID LOT 2 A DISTANCE OF 157.82 FEET: THENCE 100 DEG. 03 MIN. 08 SEC. RIGHT IN A NORTHWESTERLY DIRECTION AND ALONG THE SOUTH LOT LINE OF SAID LOT 2 A DISTANCE OF 27.55 FEET: THENCE 90 DEG. RIGHT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 155.40 FEET TO THE POINT OF BEGINNING: 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 Inst. No. 20160321000087770; in the Probate Office of Shelby County, Alabama.

To Have and To Hold unto the said Grantee, its successors and/or assigns as their may appear forever. And said Grantor does for itself and for its successors and/or assigns, covenant with the GRANTEES, its successors and/or assigns, that it is lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and/or assigns shall warranty and defend the same to the GRANTEES, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
the 17 day of March, 2016.

AlaVest, LLC

By: [Signature]
Jeffery E. Tatum
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The Undersigned, a Notary for said County and in said State, hereby certify that **Jeffery E. Tatum**, whose name as **Authorized Agent** 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.

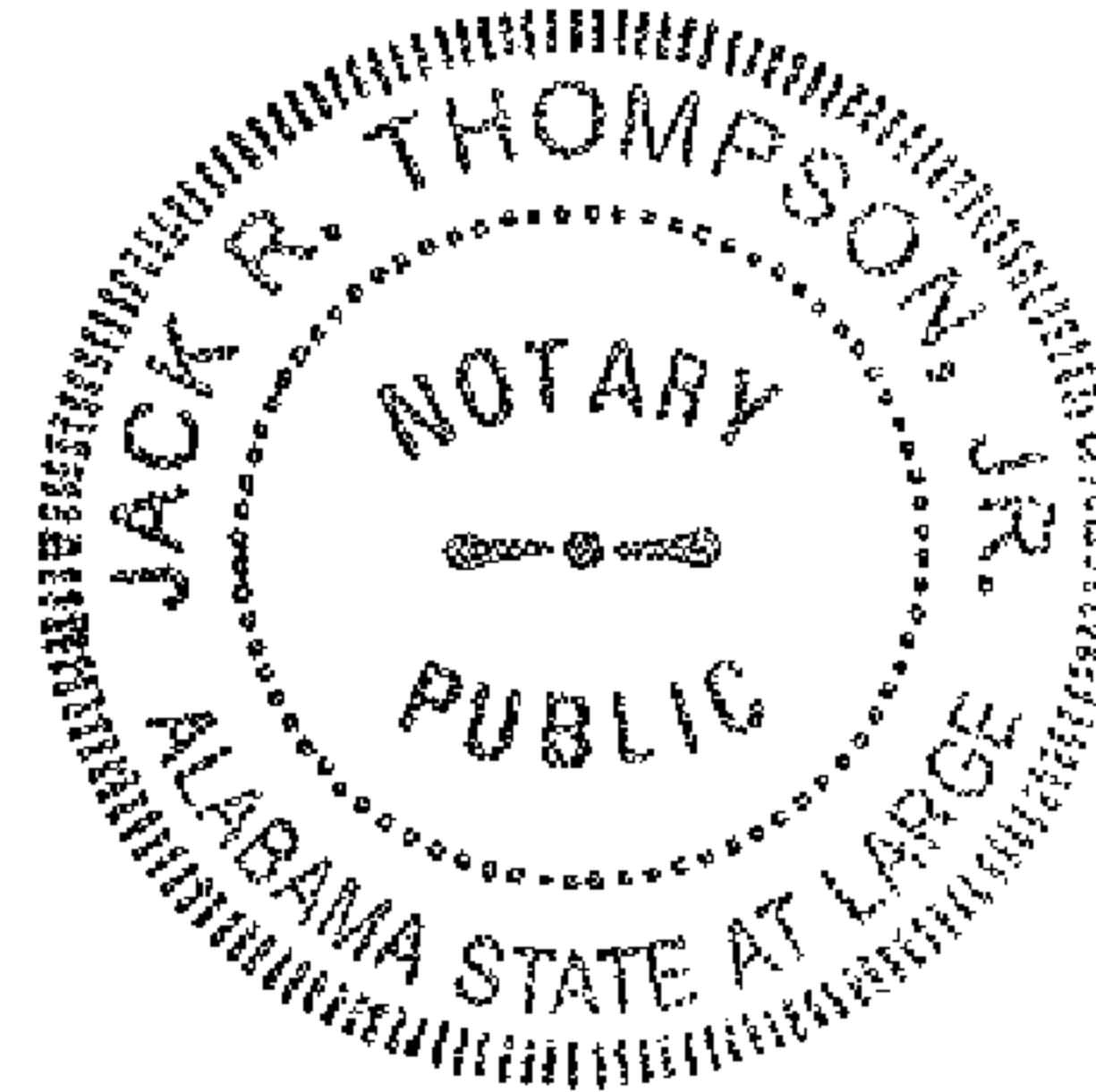
Given under my official hand and seal this the 17th day of March, 2016.

[Signature]
Notary Public

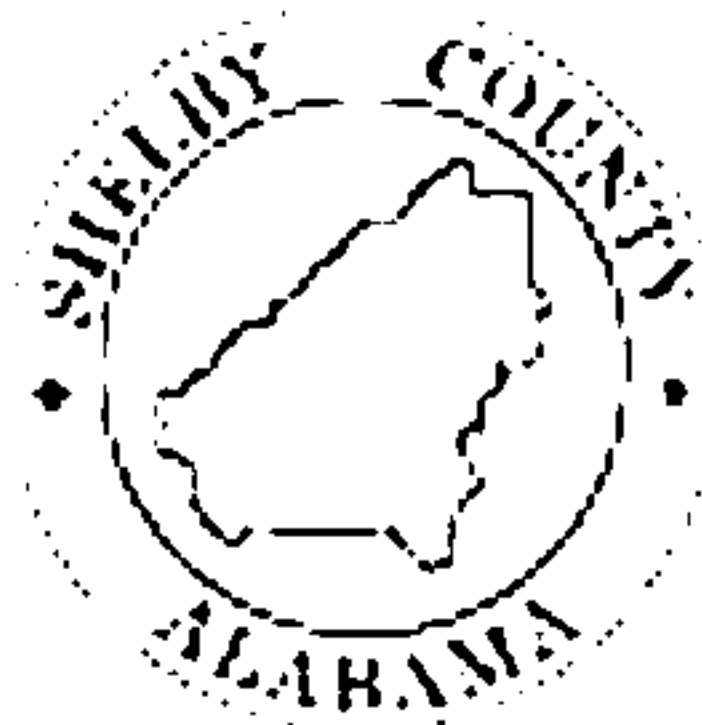
My Commission Expires: 10/31/2016

(S E A L)

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



S16-0679



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/21/2016 09:55:41 AM
\$101.00 CHERRY
20160321000087870

[Signature]