

This instrument was prepared by: William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209
Corporation Form Warranty Deed

Send Tax Notice To: Wanda J. Varden
710 Morris Blvd.
Homewood, AL 35209
(property address is: 616 Cherokee Circle)
(Birmingham, AL 35242)

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Five Thousand and No/100 -----
----- (\$145,000.00) Dollars
(as evidenced by the closing statement)

to the undersigned grantor, Venture South, LLC, a Limited Liability Company
(whose address is: 1401 Doug Baker Blvd, Suite 107-206, Birmingham, AL 35242)

(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 Wanda J. Varden
(whose address is stated above)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 61, according to the Survey of Broken Bow, Second Phase, as recorded in Map Book 8, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

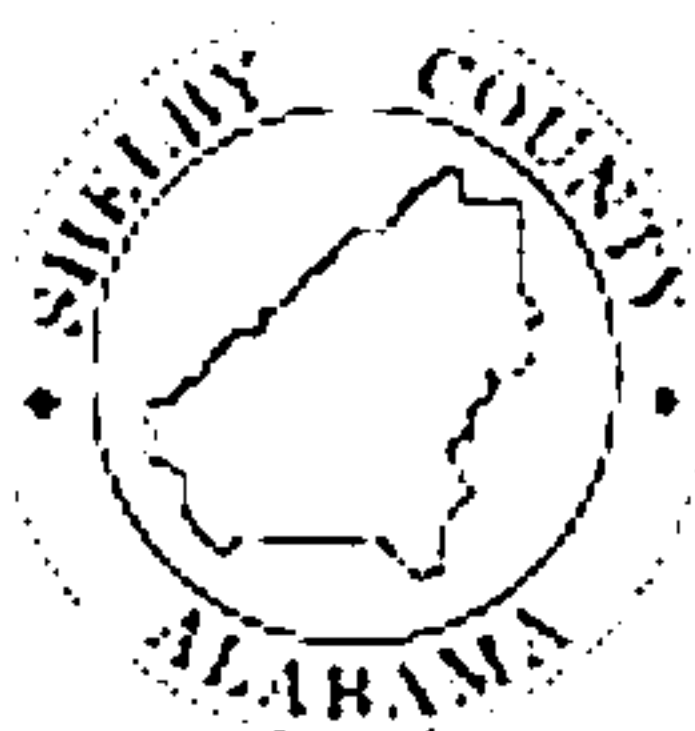
In WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of July, 2016.

ATTEST: Venture South, LLC
By: Todd Murphy, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON) Limited Liability Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that Todd Murphy whose name as member of Venture South, LLC, a limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 15th day of July, 2016.
My Commission Expires: 4/21/20 William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/18/2016 03:09:29 PM
\$160.00 CHERRY
20160718000250290

[Signature]