

20161005000366900
10/05/2016 02:45:12 PM
DEEDS 1/2

Send tax notice to:
MICHAEL W. CALLENDER, JR.
1211 MORNING STAR
ALABASTER, AL 35007

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016560

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RISING TIDE HOMES, LLC, an Alabama limited liability company whose mailing address is: 908 Rice Park Circle, Birmingham AL 35223 (hereinafter referred to as "Grantors") by MICHAEL W. CALLENDER, JR and CHARLENE CALLENDER whose property address is: 1211 MORNING STAR, ALABASTER, AL, 35007 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Navajo Hills Seventh Sector, as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN VOLUME 324, PAGE 851.
5. RESTRICTIONS APPEARING OF RECORD IN MISC. 32, PAGE 221
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 316, PAGE 345
- 7.

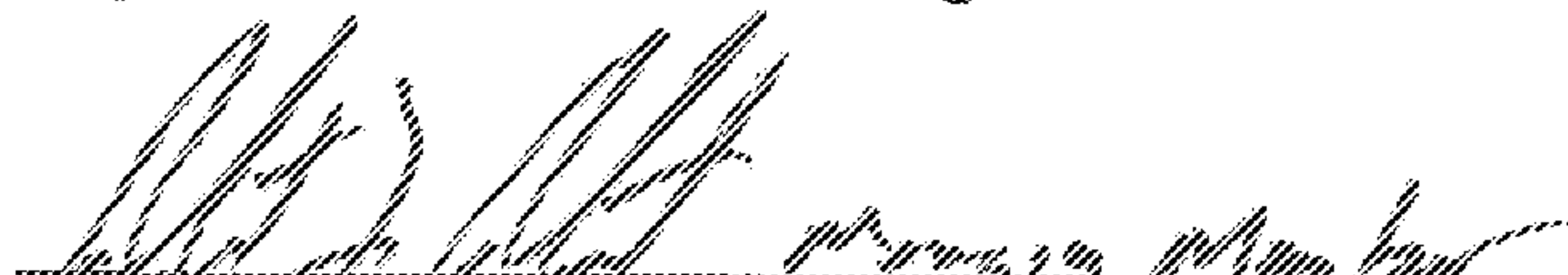
\$120,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29 day of September, 2016.

RISING TIDE HOMES, LLC

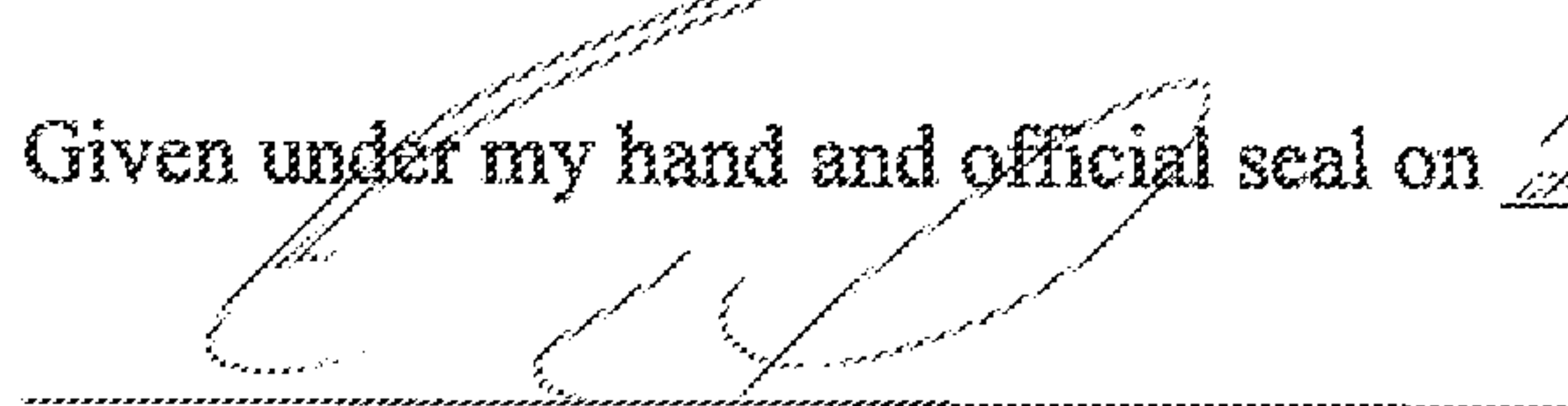
By: RTO I, LLC, it's Manager


By: Robert F. Ashurst, Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert F. Ashurst as Managing Member of RTO I, LLC, Manager for RISING TIDE HOMES, LLC an Alabama corporation is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such managing member and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said corporation.

Given under my hand and official seal on 29 day of September, 2016.


Notary Public

My Commission Expires: 3020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/05/2016 02:45:12 PM
\$58.00 DEBBIE
20161005000366900

