

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Antonio Sanchez
451 Smokey Rd
Alabaster, AL 35007

Corporation Form Warranty Deed

20161121000426630
11/21/2016 10:09:35 AM
DEEDS 1/2

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

That in consideration of \$59,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, AlaVest, LLC, a Limited Liability Company, whose mailing address is 429 Lorna Square, Hoover, AL 35216 (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 Antonio Sanchez, whose mailing address is 451 Smokey Rd, Alabaster, AL 35007 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 7489 Highway 155, Monetvallo, AL 35115; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said GRANTOR, by its ,authorized member, Jeffery E. Tatum, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of November, 2016.

AlaVest, LLC

By: Jeffery E. Tatum
Its: Authoized Member

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jeffery E. Tatum as authorized member of AlaVest, LLC, whose name 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 executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public
Commission Expires: 10/31/2020

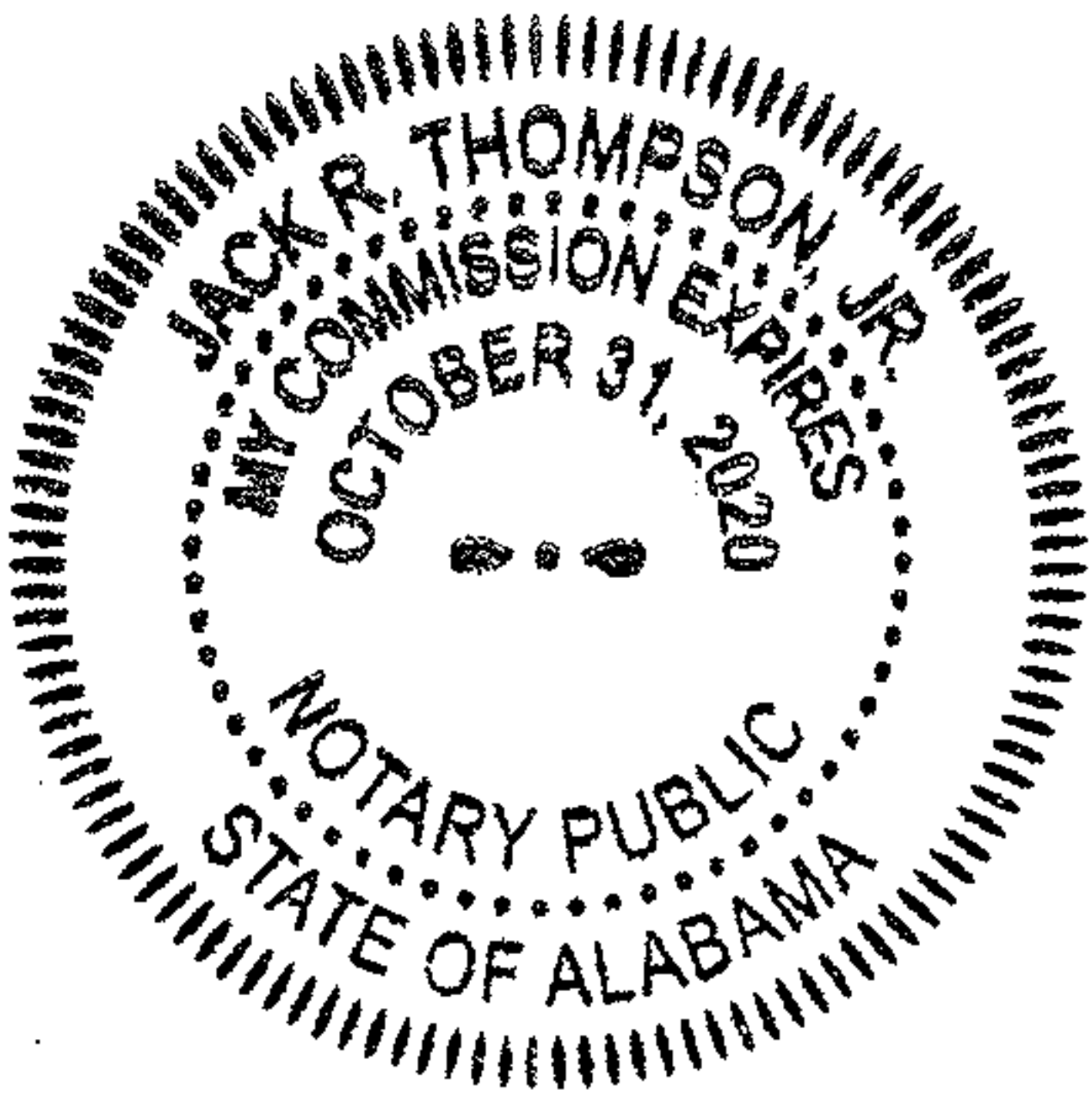
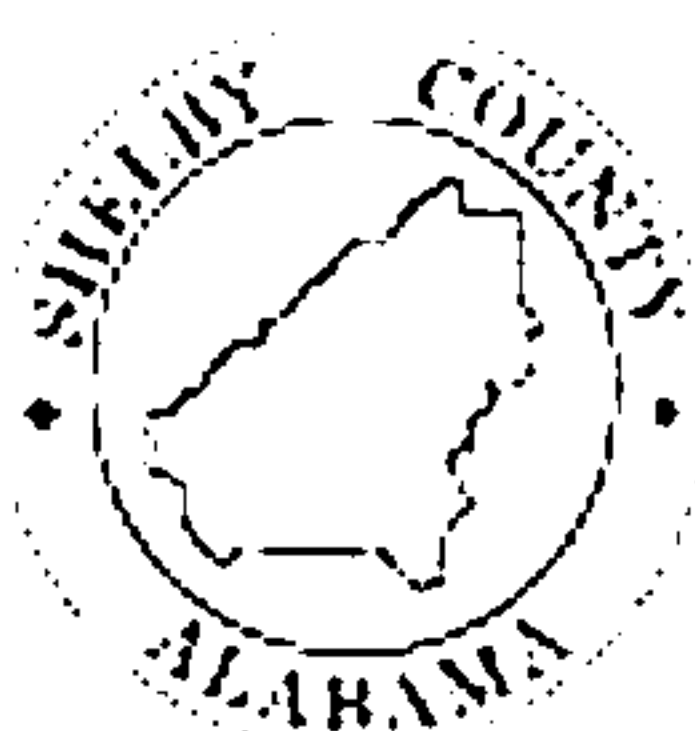


EXHIBIT "A"
Legal Description

Parcel of land situated in Southwest 1/4 of Section 7, Township 24 North, Range 13 East, described as follows:

Begin at the center of the Southwest 1/4 of said Section 7 and proceed in a Southeasterly direction along a line making an angle of 17 degrees 57 minutes to the left from the West side of Southeast 1/4 of Southwest 1/4 of said Section 7, a distance of 496.4 feet to a point on the Southwest right of way of paved highway for the Point of Beginning of said tract; thence at an angle to the left of 11 degrees 09 minutes and along said right of way a distance of 150 feet; thence at an angle of 90 degrees 00 minutes to the right a distance of 208.7 feet; thence at an angle of 90 degrees 00 minutes to the right a distance of 150.0 feet; thence at an angle to the right 90 degrees 00 minutes a distance of 208.7 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/21/2016 10:09:35 AM
\$77.50 JESSICA
20161121000426630

S16-2932CDF

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.