

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

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Birmingham, Alabama 35243
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20161212000452010
12/12/2016 10:38:40 AM
DEEDS 1/2

**STATUTORY
WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred thirty two Thousand and 00/100s(\$232,000.00)**, the amount which can be verified in Sales Contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **AlaVest, LLC**, a limited liability company, **Whose mailing address is 429 Lorna Square, Hoover, Al 35216** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **William O. Whitt, Jr and Melinda V. Whitt Whose mailing address is 613 South Brook Dr. Newto GA 30731** (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, the address of which is **23100 Portobello Road, Birmingham, Al 35242** to wit:

Unit 100, Building 23 In Edenton, a Condominium, as established by that certain Declaration of Condominium, which Is recorded in Instrument 20070420000184480, In the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded In Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton 85 recorded In instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20080411000148760, 9th amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton us recorded in Instrument 20090107000004030; 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, In Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded In Map Book 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded In Instrument

20070425000639250, In the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out In Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

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.
Subject to 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.20160915000337620; in the Probate Office of Shelby County.

Note: Zero of this purchase price is being paid by the proceeds of a first mortgage loan

To Have and To Hold to the said grantees,

IN WITNESS WHEREOF, said Grantor, AlaVest, LLC, an Alabama Limited Liability Company, through its Authorized Member, Jeffery E. Tatum has hereunto set his hand and seal this the 8th day of Dec 2016

AlaVest, LLC

Jeffery E. Tatum
Its: Authorized Member

STATE OF ALABAMA
COUNTY OF SHELBY



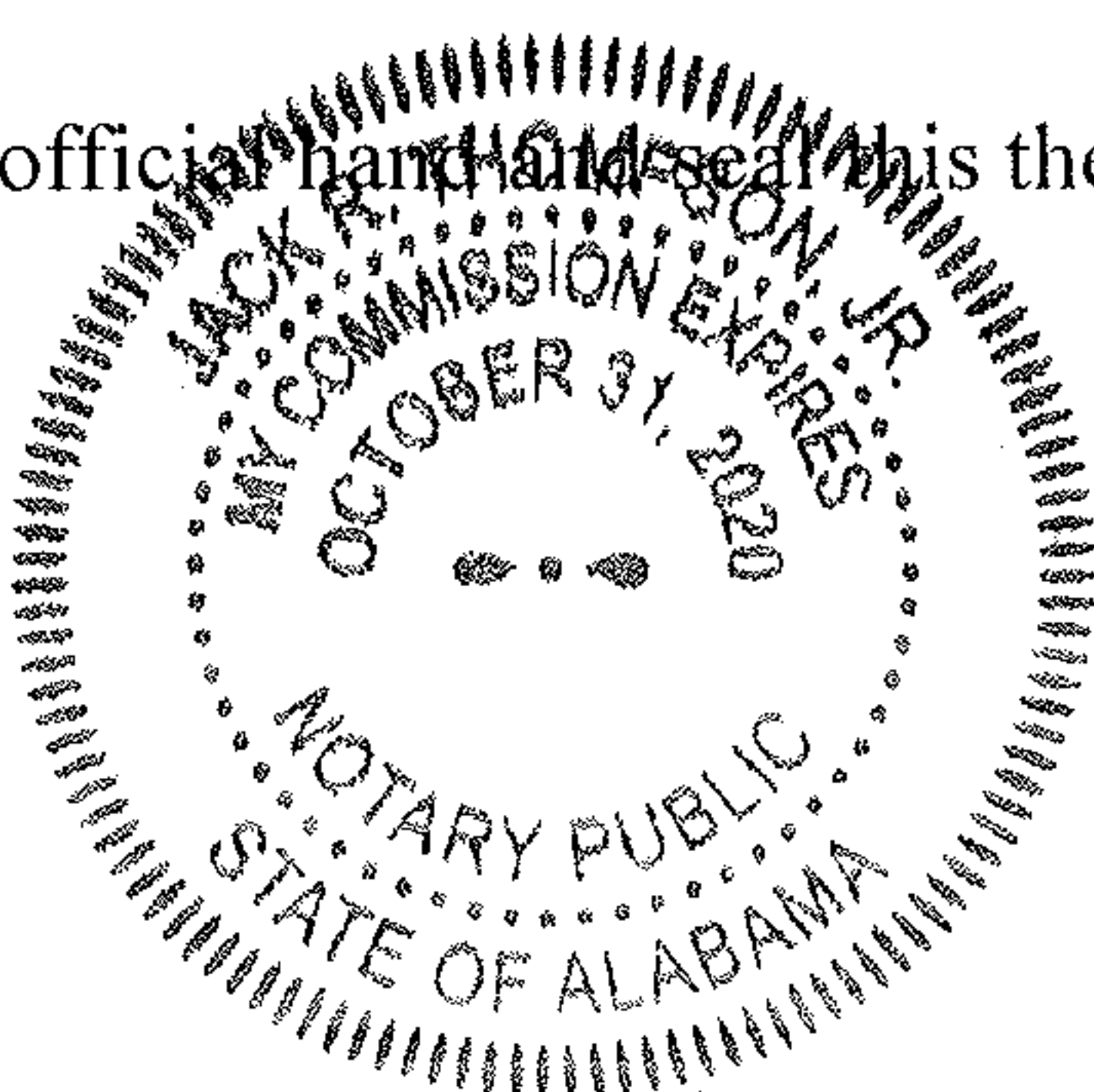
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/12/2016 10:38:40 AM
\$250.00 CHERRY
20161212000452010

[Signature]

I, The Undersigned, a Notary for said County and in said State, hereby certify that **Jeffery E. Tatum**, whose name as **Authorized Member** 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 8th day of Dec, 2016.

(S E A L)



Notary Public

My Commission Expires: 10/31/2020