

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

[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 Eight Thousand Six Hundred Dollars (\$88,600.00)**, 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 **825 Meriweather Drive, Calera, AL 35040** to wit:

**LOT 41, ACCORDING TO THE FINAL PLAT OF MERIWEATHER, SECTOR 3, AS RECORDED IN MAP BOOK 26, PAGE 103, IN THE OFFICE OF THE 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. 20170113000017790; 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.

20170118000022620 01/18/2017 01:34:24 PM DEEDS 2/2

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 9<sup>th</sup> day of January, 2017.

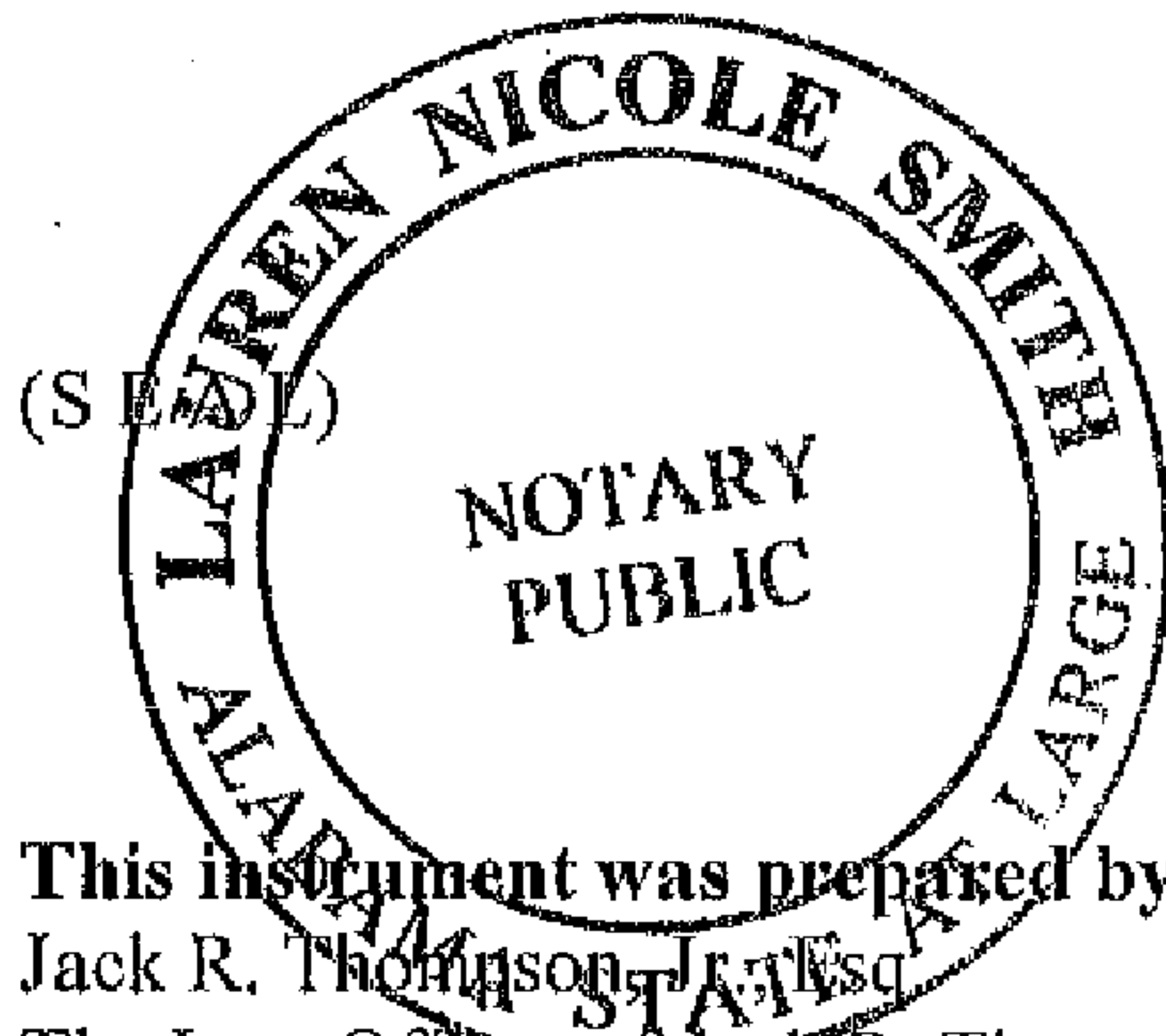
AlaVest, LLC

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

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 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.

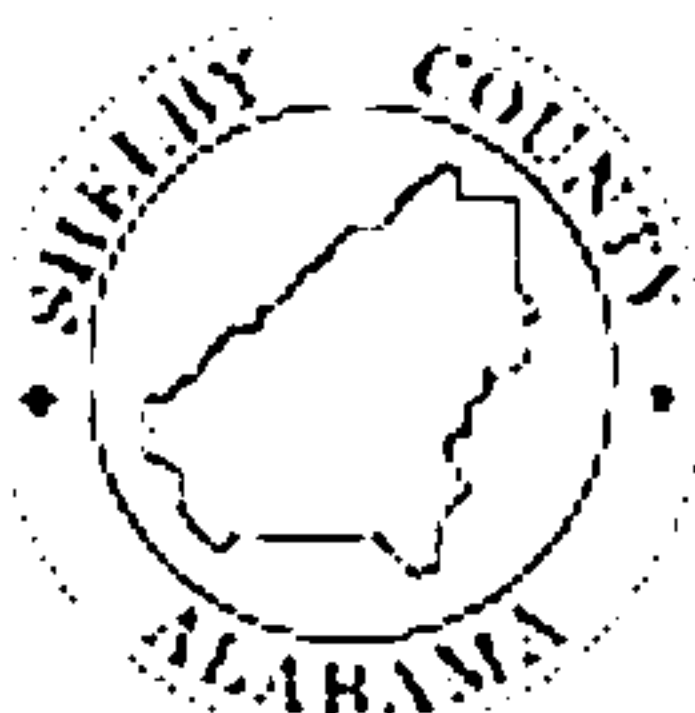
Given under my official hand and seal this the 9 day of January, 2017.



[Signature]  
Notary Public  
My Commission Expires: 2/2/20

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

S16-3913



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/18/2017 01:34:24 PM  
\$107.00 CHERRY  
20170118000022620

[Signature]