

Send Tax Notice To:
Oluwatosin Denise Ashimi
2000 Chandalar Ct
Pelham, AL 35124

20170124000029030 01/24/2017 03:13:42 PM DEEDS 1/2

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

That in consideration of \$112,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Alavest, LLC, an Alabama 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 Oluwatosin Denise Ashimi, whose mailing address is 2000 Chandalar Ct, Pelham, AL 35124 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2000 Chandalar Court, Pelham, AL 35124; 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.
 Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the properties from that certain mortgage foreclosure deed, recorded in Inst. No. 2016-07190002502 in the Probate Office of Shelby County, Alabama

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

Note: \$109,971.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by Jeffery E. Tatum, its managing member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 20th day of January, 2017.

Alavest, LLC

By: Jeffery E. Tatum

Its: Managing 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 the Managing Member of Alavest, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such managing 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 20th day of January, 2017.

Lauren Nicole Smith
Notary Public
Commission Expires: 2/21/20

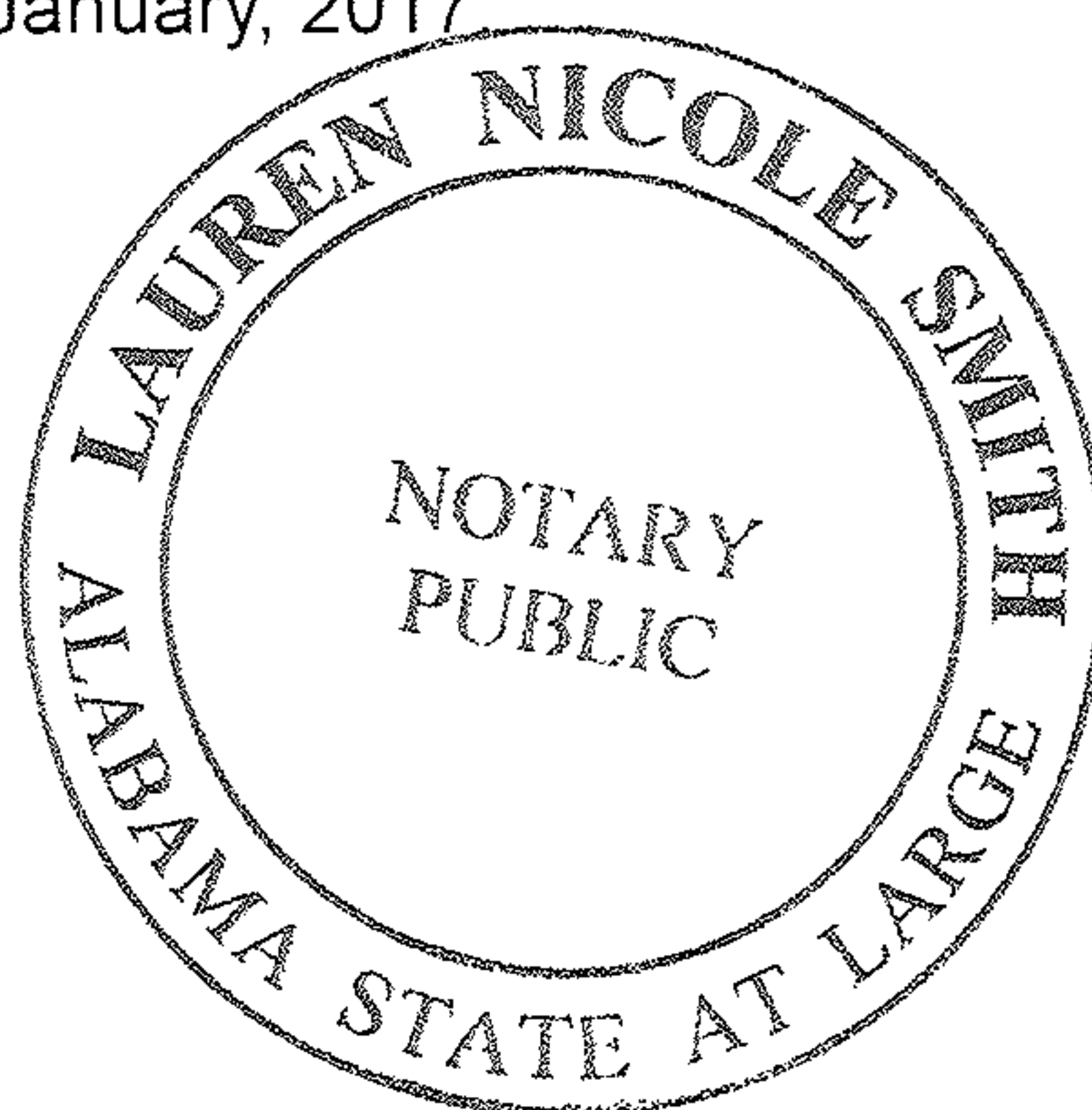


EXHIBIT "A"
Legal Description

Lot 32, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/24/2017 03:13:42 PM
\$20.50 CHERRY
20170124000029030

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