

SEND TAX NOTICE TO:

Ovation Properties, LLC
805 Las Cimas Pkwy, Ste 350
Austin, Tx 78746

[Space above this line reserved for recording data]

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eighty Thousand Dollars (\$80,000.00)**, 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 **Ovation Properties, LLC d/b/a Ovation Alabama Property Holdings, LLC**, whose address is **805 Las Cimas Parkway, Suite 350, Austin, Texas 78746** (herein referred to as grantee), the following described real estate, situated in **Shelby County, Alabama**, which a property address of **1157 Thompson Road, Alabaster, Al 35007** to wit:

**LOT 4, BLOCK 3, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR
AS RECORDED IN MAP BOOK 6, PAGE 72, SHELBY COUNTY, ALABAMA RECORDS**

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. 20170221000060180; 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.

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 16th day of February, 2017.

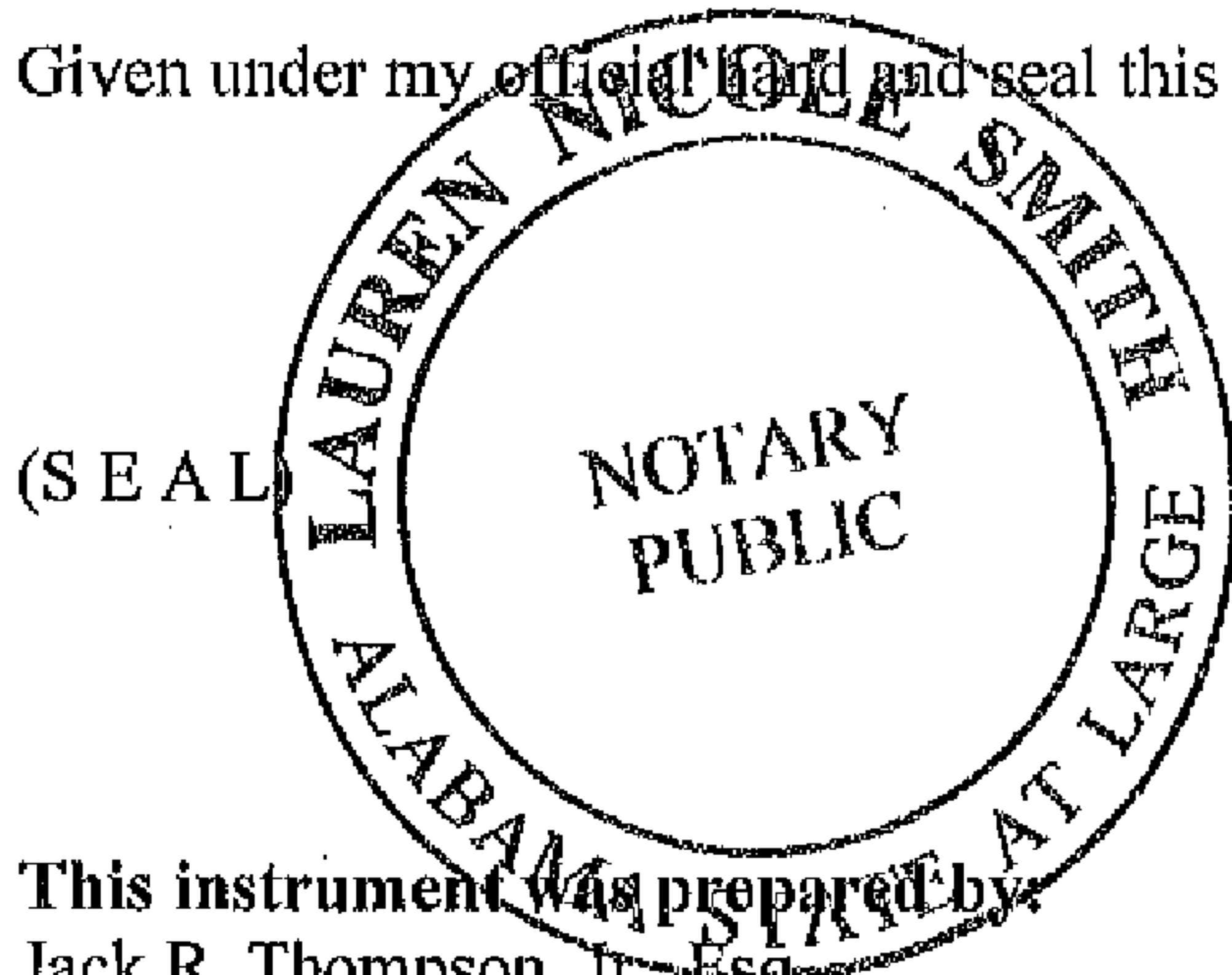
AlaVest, LLC

By: 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 16th day of February, 2017.



Lauren Nicole Smith
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

S17-0278



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2017 01:18:20 PM
\$98.00 CHERRY
20170302000073150

James W. Fuhrmeister