

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:
William Mitchell White and Sabrina C. White
219 Sunnydale Ln.
Harpersville, AL 35078
BHM1700329

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170517000171920
05/17/2017 03:06:00 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$99,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Avalanche Investments, Inc.**, whose mailing address is 236 River Front St., Shelby, AL 35143 (hereinafter referred to as "Grantors"), by **William Mitchell White and Sabrina C. White** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows;

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 3, Township 20 South, Range 2 East, thence run North 30 deg. 14 min. 12 sec. West a distance of 1358.76 feet to the point of beginning; thence turn an angle of 60 degrees 16 minutes 12 seconds left and run a distance of 182.17 feet; thence turn an angle of 90 degrees 37 minutes 08 seconds right and run a distance of 209.74 feet; thence turn an angle of 89 degrees 49 minutes 24 seconds right and run a distance of 179.91 feet; thence turn an angle of 89 degrees 33 minutes 29 seconds right and run a distance of 208.34 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

**ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

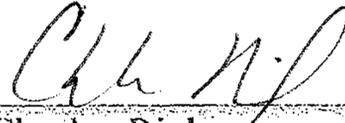
\$99,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Avalanche Investments, Inc., by Charles Rich, its Director, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 16th day of May, 2017.

Avalanche Investments, Inc.



By: Charles Rich
Its: Director

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Rich, whose name as Director of Avalanche Investments, Inc., who 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 the said instrument, he, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 2017.



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR. 14, 2019

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2017 03:06:00 PM
\$18.50 CHERRY
20170517000171920

