

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Logan Bush
2708 Braelinn Parkway N
Helena, AL 35080

20170606000198980
06/06/2017 12:51:42 PM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$144,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we AlaVest, LLC, 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 Logan Bush, whose mailing address is 2708 Braelinn Parkway Helena, AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2708 Braelinn Parkway N, Helena, AL 35080; 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.
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. 20170606000198290; 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$141,391.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, AlaVest, LLC has/have hereunto set his/her/their hand(s) and seal(s) , this 2nd day of June, 2017.

State of Alabama
Shelby County

AlaVest, LLC
Jeffery E. Tatum, Authorized Member

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, a Corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my official hand and seal this the 2nd day of June, 2017.

Notary Public [Signature]
Commission Expires: 10/31/2020

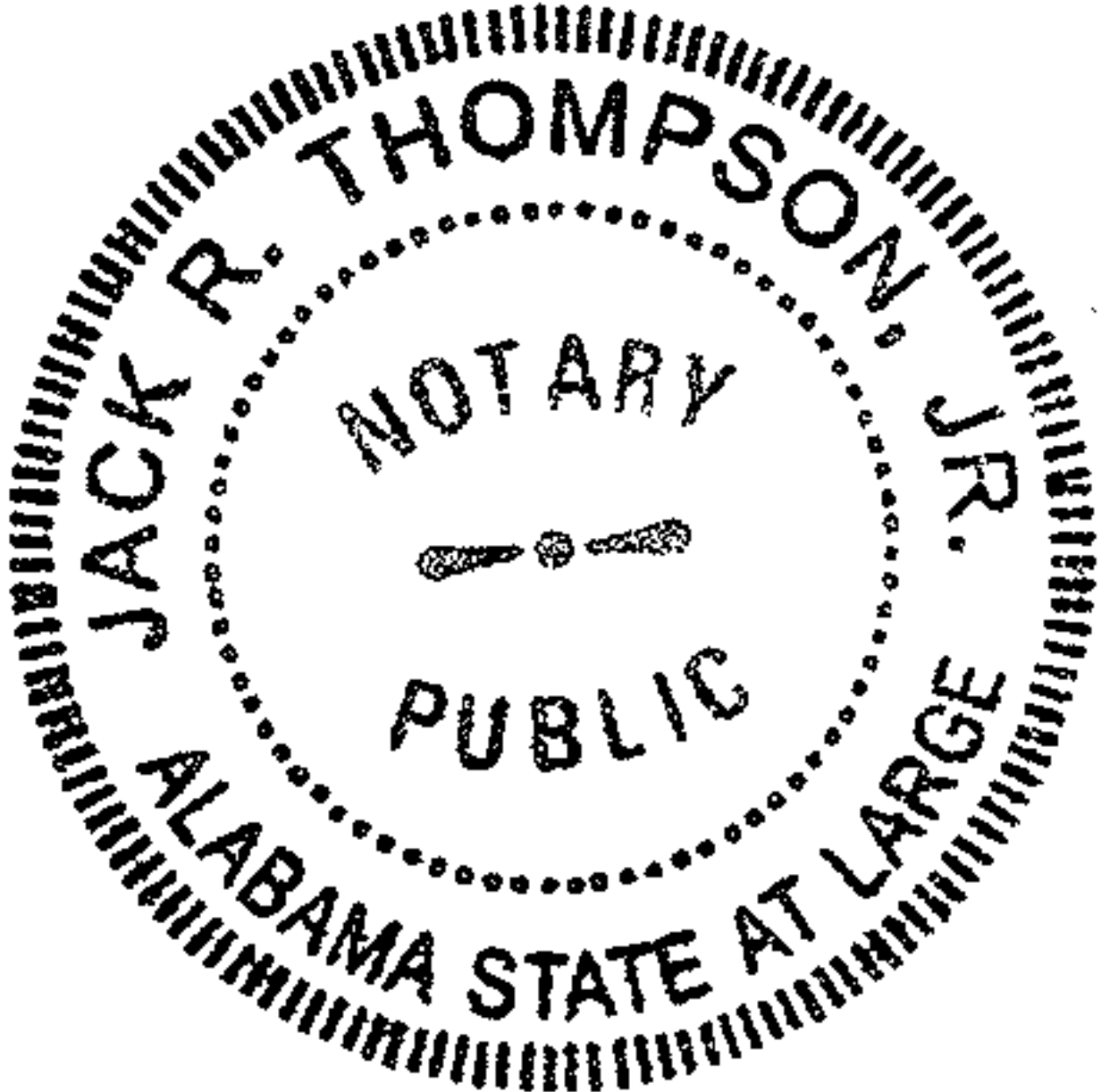


EXHIBIT "A"
Legal Description

Lot 61, according to the Survey of Braelinn Village, Phase III, Lots 52-76, as recorded in Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2017 12:51:42 PM
\$21.00 CHERRY
20170606000198980

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