

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Rush Renovation LLC
1709 Chace Drive
Hoover, AL 35244

20170908000327150
09/08/2017 08:36:03 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Six Thousand Dollars and No Cents (\$106,000.00)**, 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, **Reeta C. Beecham, an unmarried woman, whose mailing address is 2184 Parkway Lake Drive #133, Birmingham, AL 35244** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rush Renovation LLC, whose mailing address is 1709 Chace Drive, Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1808 Chanbury Drive, Pelham, AL 35124**; to wit;

LOT 40, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, 1ST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 5, Page 106.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 106.

Easements as shown by recorded plat, including 7.5 feet easement along the Westerly side of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 6 page 656 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Deed Book 277 page 471 and covenants pertaining thereto recorded in Misc. Book 2 page 70 in Probate Office.

Transmission Line Permit(s) to South Central Bell as shown by instrument(s) recorded in Deed Book 280 page 752 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Alabama Power Company and covenants pertaining thereto recorded in Deed Book 264 page 28 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 278 page 477 and Deed Book 285 page 489 in Probate Office

TO HAVE AND TO HOLD to the 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 said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of September, 2017.



Reeta C. Beecham

State of Alabama

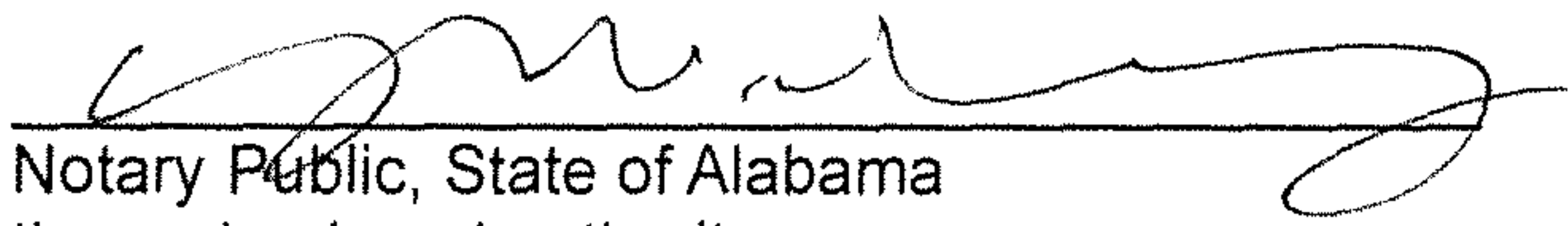
}

General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Reeta C. Beecham, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of September, 2017.

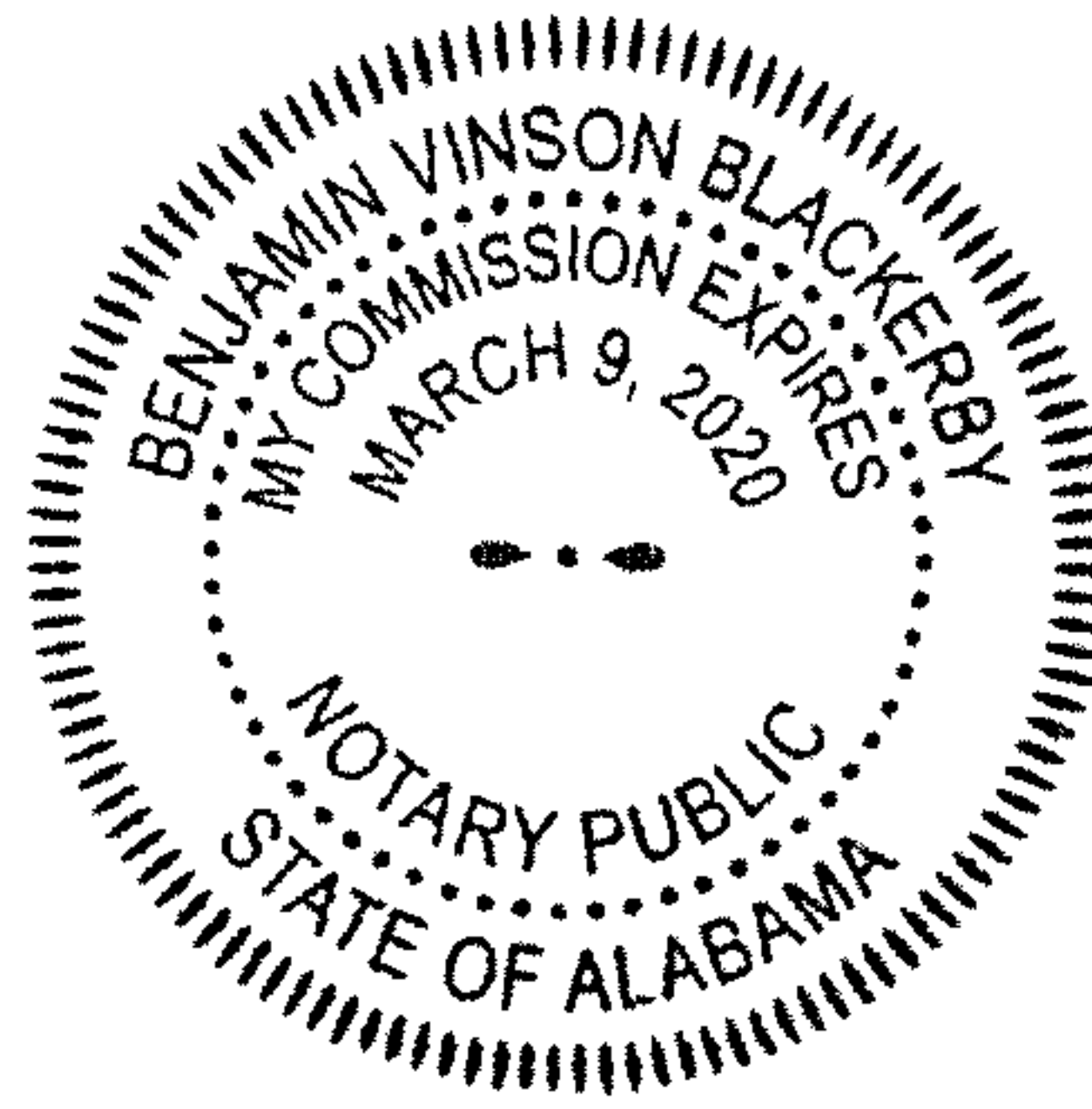


Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 3-9-20



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Reeta C. Beecham
Mailing Address 2184 Parkway Lake Drive #133-#121
Birmingham, AL 35244

Grantee's Name Rush Renovation LLC
Mailing Address 1709 Chace Drive
Hoover, AL 35244

Property Address 1808 Chanbury Drive
Pelham, AL 35124

Date of Sale September 01, 2017
Total Purchase Price \$106,000.00

20170908000327150 09/08/2017 08:36:03 AM DEEDS 3/3 or
Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 01, 2017

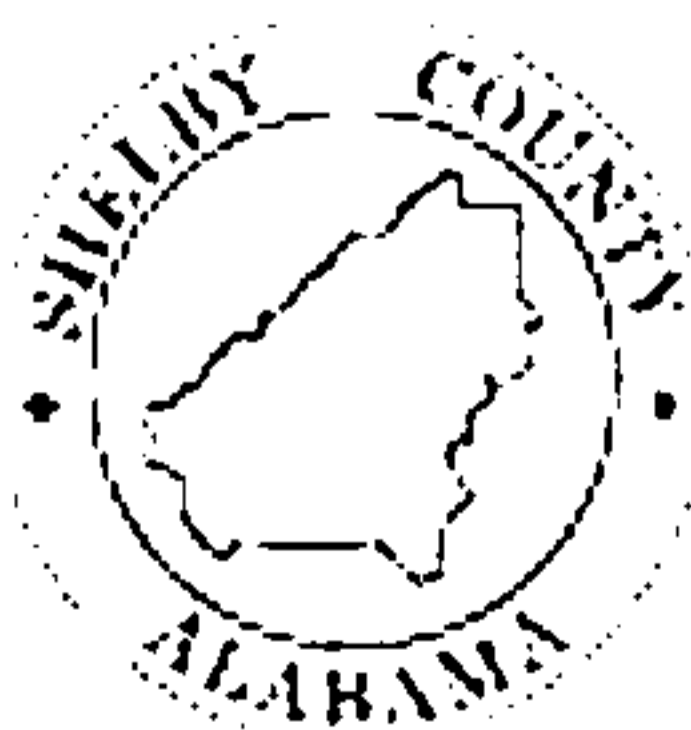
Print Reeta C. Beecham

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2017 08:36:03 AM
\$127.00 CHERRY
20170908000327150

(Signature)