

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

Send Tax Notice To:
Tabitha B. Vance
1176 Glades Dr.
Calera, AL 35040
20171108000405620
11/08/2017 01:15:12 PM
DEEDS 1/3

WARRANTY DEED

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

That, in consideration of \$107,000.00, 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 whereof is acknowledged, I or we, AlaVest, LLC (the "Grantor", whether one or more), whose mailing address is 429 Lorna Square, Hoover, AL 35216, do hereby grant, bargain, sell, and convey unto Tabitha B. Vance (the "Grantee", whether one or more), whose mailing address is 1176 Glades Drive, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 1176 Glades Drive, Calera, AL 35040; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.
- (4) Subject to all rights of redemption from that certain foreclosure deed dated 1-12-2017 and recorded in Instrument # 2017118000405530

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$107,000.00 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 6th day of November, 2017.

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AlaVest, LLC

BY: Jessica Veitch
Jessica Veitch, Authorized Member

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jessica Veitch , 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 6th day of November, 2017.

Notary Public
Commission Expires:

[Signature]
10/31/2020

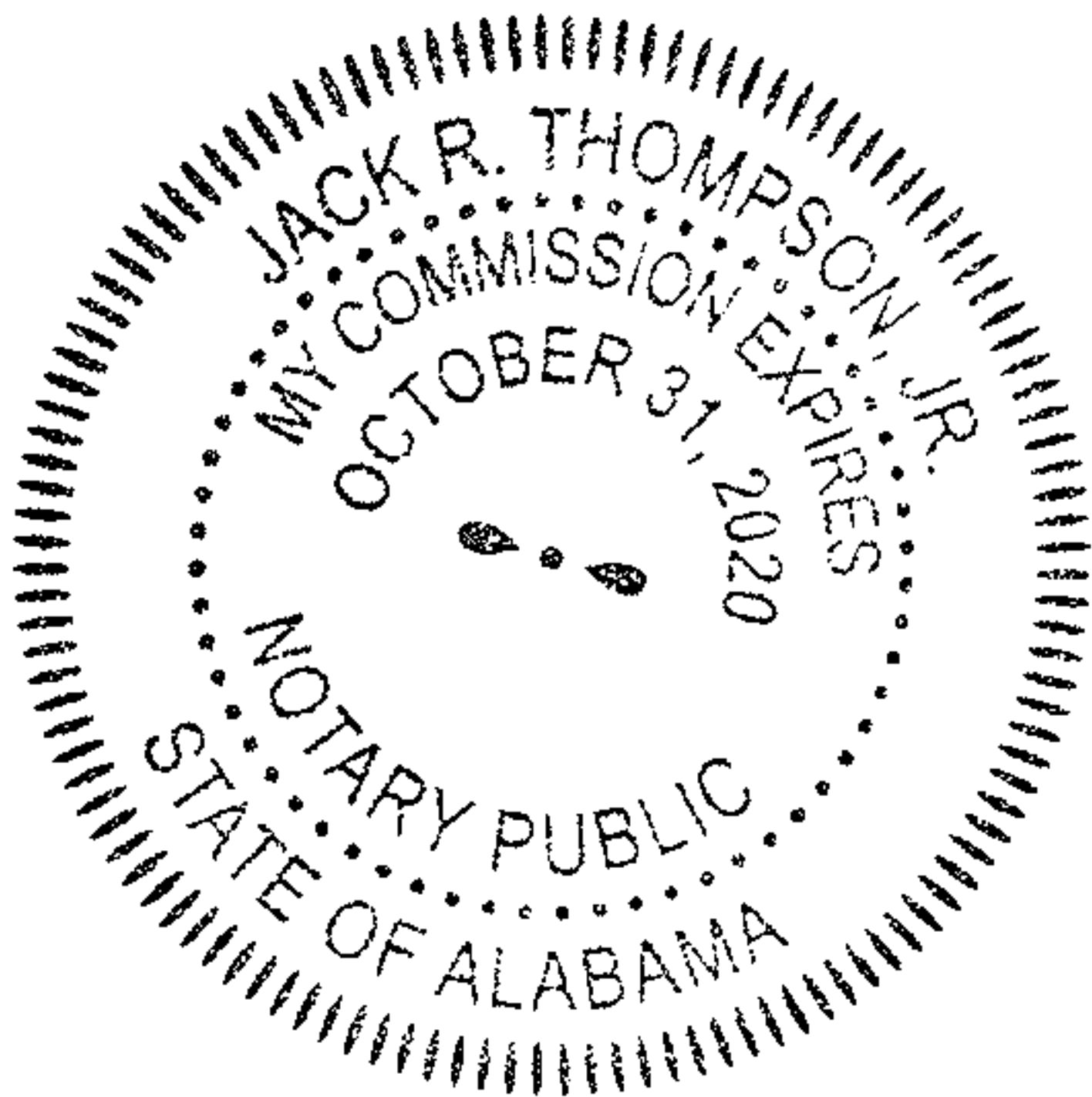


EXHIBIT "A"
Legal Description

Lot 65, according to the Survey of The Glades at Whippoorwill, First Sector, as recorded in Map Book 39, Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/08/2017 01:15:12 PM
\$22.00 CHERRY
20171108000405620

A handwritten signature in black ink, which appears to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.