

WARRANTY DEED

20180103000000220
01/03/2018 08:18:15 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Crystal Shiobon Morton Hill
100 Cedar Cove Lane
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Four Thousand and 00/100 Dollars (\$204,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

International Investments, LLC

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Crystal Shiobon Morton Hill

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 19, in Block 2, according to the Survey of Cedar Cove Phase I, as recorded in Map Book 9, Page 53, in the Probate Office of Shelby County, Alabama

\$197,880.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith. \$6,120.00 of the consideration was paid from a purchase money second mortgage closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, International Investments, LLC, by its Manager, David Isaac who is authorized to execute this conveyance, has hereto set its signature and seal, this December 20, 2017.

International Investments, LLC

by:


David Isaac, Manager

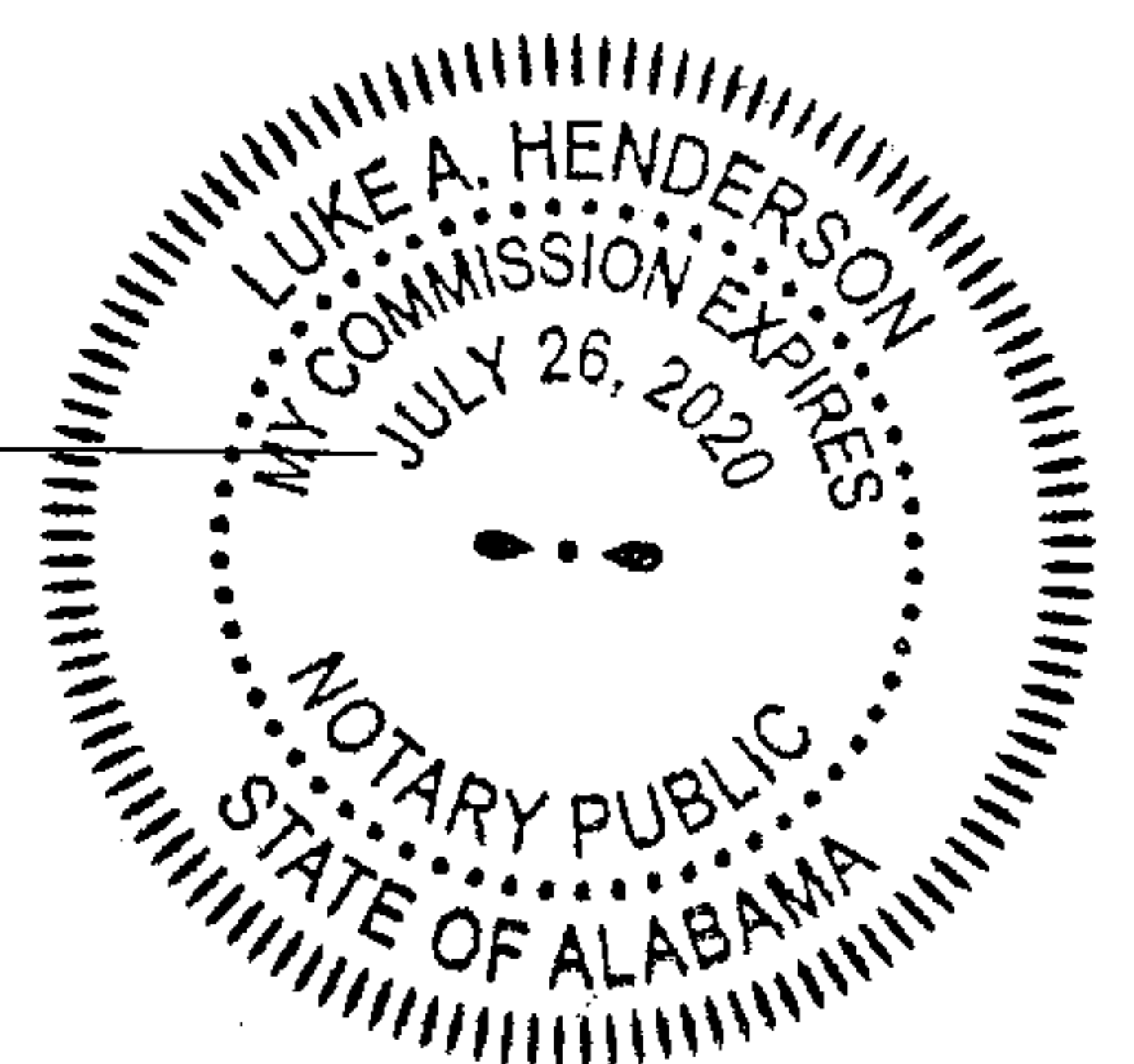
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Isaac whose name as Manager of International Investments, LLC, 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, David Isaac, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this December 20, 2017.

My Commission Expires: 07/26/2020


Notary Public



Grantor's Address:
PO Box 381131, Birmingham, AL 35238

Property Address:
100 Cedar Cove Lane, Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 08:18:15 AM
\$16.00 CHERRY
20180103000000220

