

Send Tax Notice:
Bobby Thomas & Tina Thomas
70 Pine Street
Shelby, AL 35143
PEL1700761

This Instrument Prepared By:
Stewart & Associates, P. C./S. Kent Stewart
3595 Grandview Parkway Ste 280
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **Two Hundred Sixty Two Thousand and 00/100 Dollars (\$262,000.00)** and other good and valuable consideration in hand paid to the undersigned, **Avalanche Investments, Inc., an Alabama Corporation** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto Bobby Thomas and Tina Thomas, (hereinafter "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for complete legal description being conveyed by this instrument.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

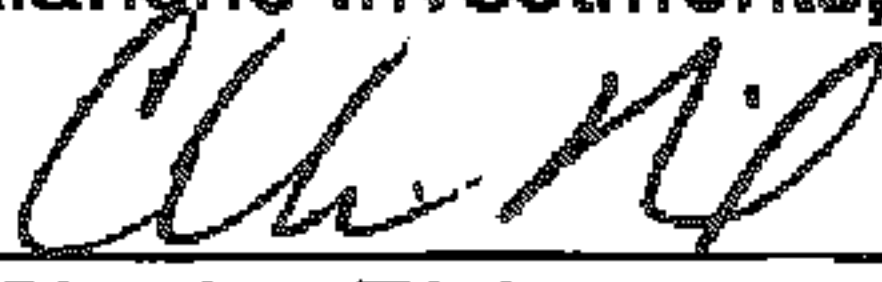
Subject to that outstanding right of redemption occurring from that certain foreclosure deed dated May 31, 2017 and recorded in Instrument No. 20170613000208320 in the Probate Office of Shelby County, Alabama. Said redemption period expiring on May 31, 2018.

Bobby Thomas is one and the same person as Robert C. Thomas.

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

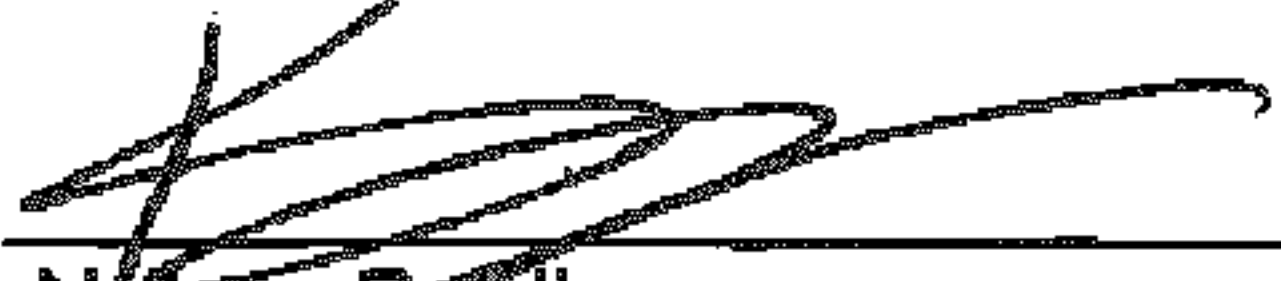
This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

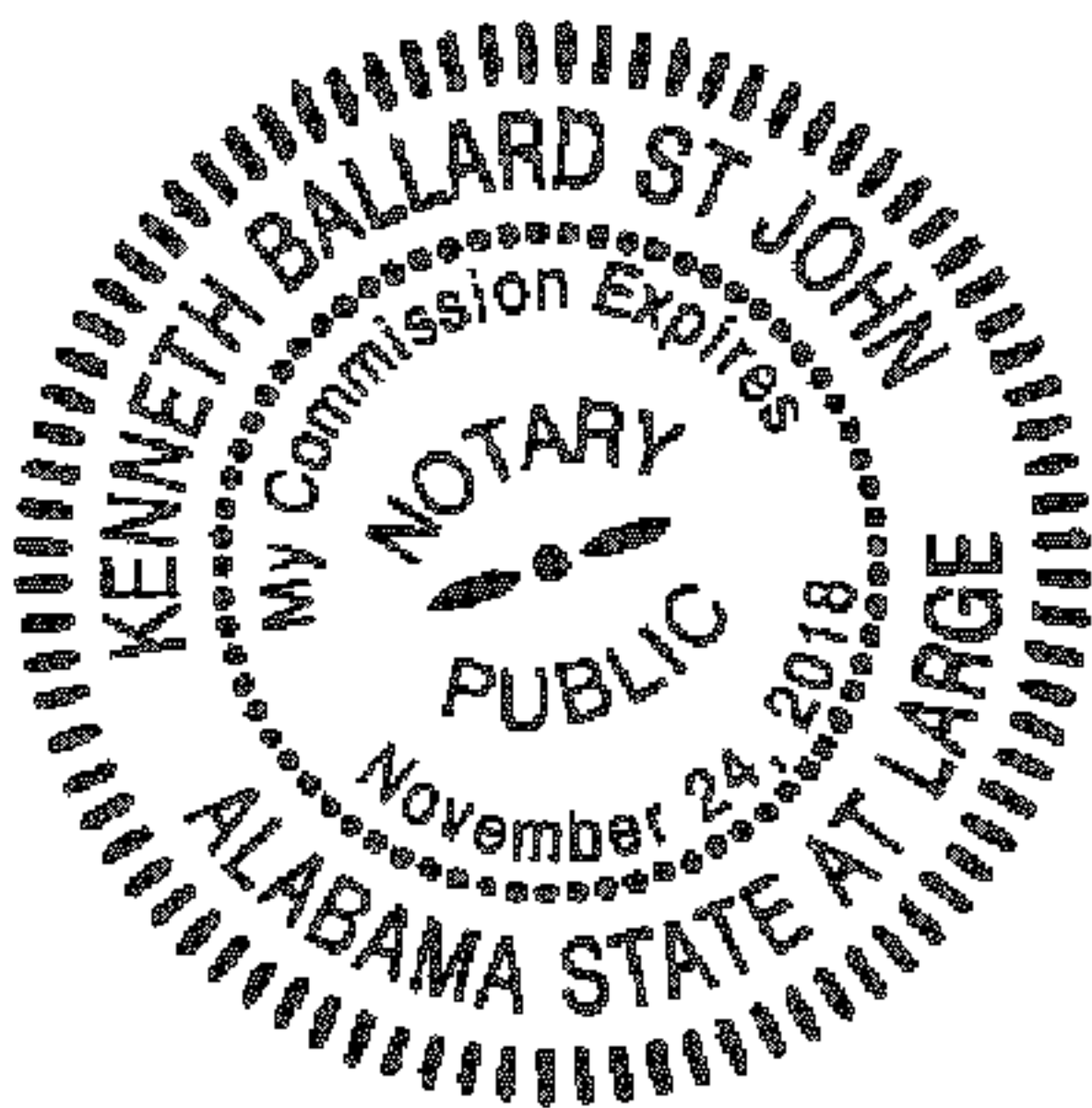
WITNESS my hand and seal this 2nd day of January, 2018.

Avalanche Investments, Inc.

By Charles Rich
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles Rich as PRESIDENT for Avalanche Investments, Inc. an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date. GIVEN under my hand and seal this the 2nd day of January, 2018.


Notary Public
My Commission Expires:
November 24, 2018



Escrow File No.: PEL1700761

EXHIBIT "A"

Parcel I

Lots 4 and 5, in Block 1, according to the survey and map of Pine Grove Camp, as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama.

Less and Except the following: A ten (10) foot strip along the East boundary of Lot 4, Block 1, according to the survey and map of Pine Grove Camp, as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama, and being situated in the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.

Parcel II

The West three feet of the East ten feet of Lot 4, Block 1, of Pine Grove Camp as recorded in Map Book 4, Page 8, in the Judge of Probate Office of Shelby County, Alabama.

x CR x RET x SL

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Avalanche Investments, Inc.</u>	Grantee's Name	<u>Bobby Thomas</u>
Mailing Address	<u>236 Rover Front Street</u>	Mailing Address	<u>Tina Thomas</u>
	<u>Shelby, AL 35143</u>		<u>70 Pine Street</u>
			<u>Shelby, AL 35143</u>
Property Address	<u>70 Pine Street</u>	Date of Sale	<u>1/2/18</u>
	<u>Shelby, AL 35143</u>	Total Purchase Price	<u>\$ 262,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 or 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 1/2/18

Print Courtney Snow

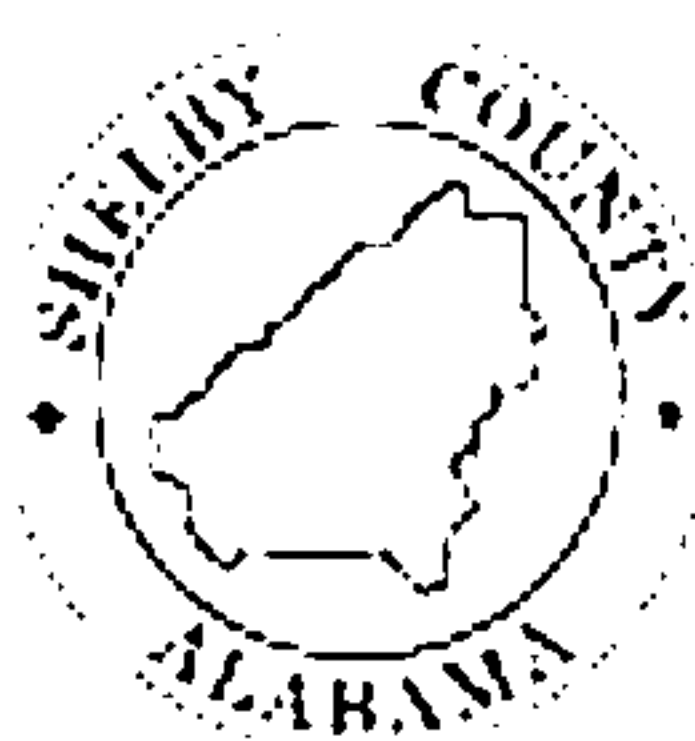
☐ Unattested

(verified by)

Sign

Courtney Snow
(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
01/05/2018 10:03:30 AM
\$283.00 CHERRY
20180105000004970

[Signature]