

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

Send Tax Notice To:
Jennifer Jordan
1959 Chandalar Court
Pelham, AL 35124

20180227000062050
02/27/2018 10:36:55 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$104,000.00, 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 Jennifer Jordan (the "Grantee", whether one or more), whose mailing address is 1959 Chandalar Court, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 1959 Chandalar Court, Pelham, AL 35124; to-wit:

Unit "B", Building 8, Phase II of the Chandalar Townhouses, as recorded in Map Book 7, Page 166, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a Northerly direction along the East line of said 1/4-1/4 section a distance of 670.76 feet; thence 90° left in a Westerly direction a distance of 170.0 feet to a point on the Westerly right of way line of Chandalar Court; thence 90° right in a Northwesterly direction along said right of way line a distance of 62.9 feet; thence 90° left in a Westerly direction, a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", being the Point of Beginning; thence continue along last described course along the centerline of a wood fence, party wall and another wood fence, all common to Units "B" and "C", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90° left in a Southerly direction along the West outer face of said wood fence extending across the back of Unit "B", a distance of 17.9 feet to a point on the NE corner of a storage building; thence 90° right in a Westerly direction along the North outer face of said storage building a distance of 4.1 feet to a point on the NW corner of said storage building; thence 90° left in a Southerly direction along the West outer face of said storage building, a distance of 6.0 feet to the centerline of a wall common to the storage buildings of Units "A" and "B"; thence 90° left in an Easterly direction along said centerline of said storage building the centerline of a wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.8 feet to a point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90° left in a Northerly direction along the East outer face of said wood fence across the front of Units "B", a distance of 23.9 feet to the Point of Beginning; being situated in Shelby County, Alabama.

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 12-19-16 and recorded in Instrument 2018022600059620

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.

IN WITNESS WHEREOF, Alavest, LLC, has/have hereunto set his/her/their hand(s) and seal(s) this 21st day of February, 2018.

Alavest, LLC

BY:

Jessica Veitch

Jessica Veitch

State of Alabama

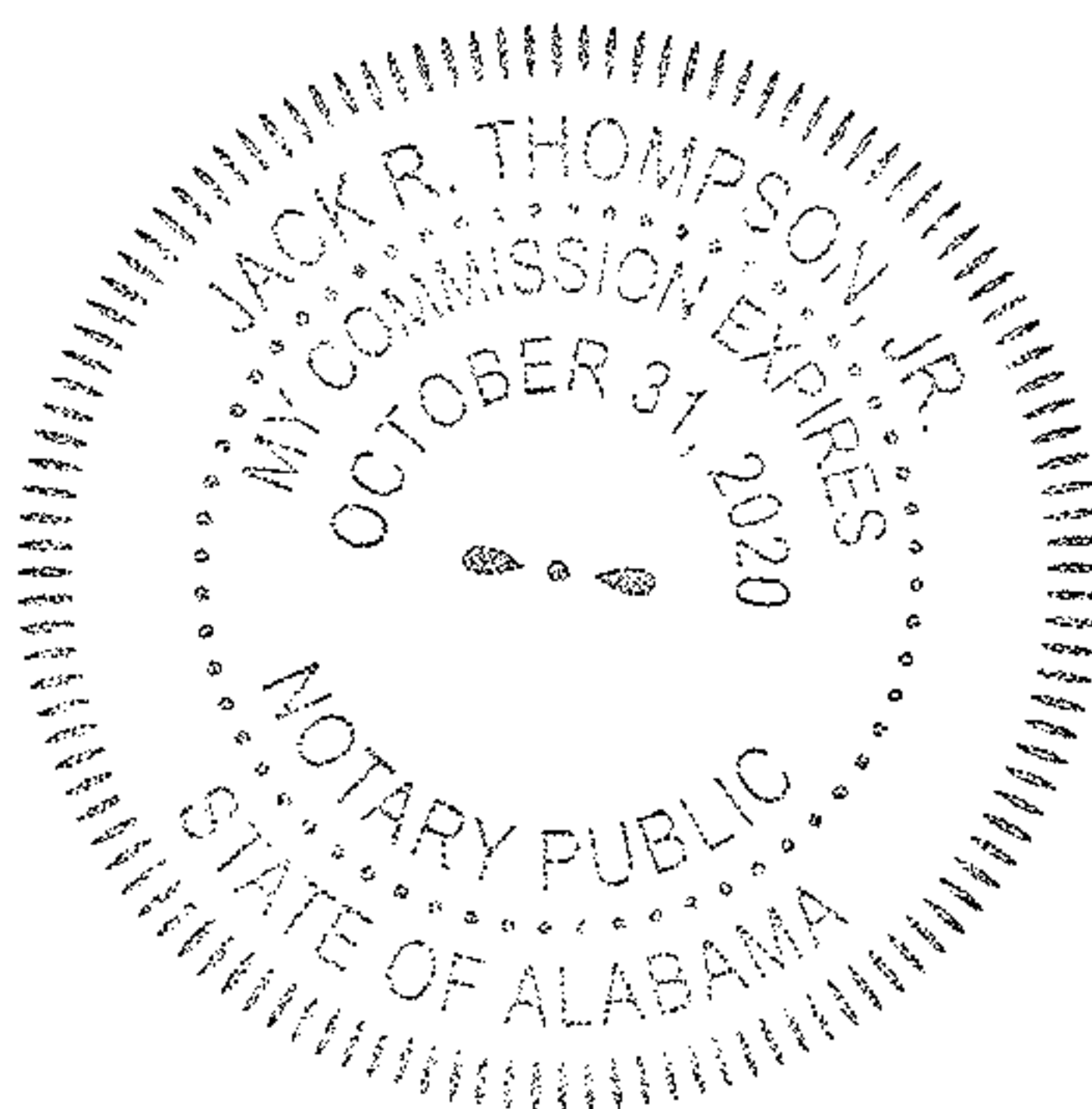
County of Shelby

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, an Alabama Limited Liability Company 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 authorized member 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 the 21st of February, 2018.

[Signature]
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/27/2018 10:36:55 AM
\$122.00 CHERRY
20180227000062050

[Signature]