

This instrument was prepared by:
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Birmingham, AL 35243
(205)443-9027

20180515000166910
Send Tax Notice To: 05/15/2018 10:37:56 AM
Brandy Drawhorn DEEDS 1/2
13639 Hwy 74
Montevallo, AL 35115

WARRANTY DEED

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

That, in consideration of \$103,000.00, 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, Jason Avant and Meghan Avant, a married couple (the "Grantor", whether one or more), whose mailing address is 200 Wild Flower Trail, Alabaster, AL 35007, do hereby grant, bargain, sell, and convey unto Brandy Drawhorn (the "Grantee", whether one or more), whose mailing address is 13639 Hwy 74, Montevallo, AL 35115, the following-described real estate situated in Shelby County, Alabama, the address of which is 13639 Hwy 74, Montevallo, AL 35115; to-wit:

Lots 1, 2, and 3, according to Wilmont Gardens Subdivision, located in the W 1/2 of NE 1/4 of E 1/2 of NW 1/4, Section 9, Township 24 North, Range 12 East, as shown by map recorded in the Probate Office of Shelby County, Alabama, as recorded in Map Book 4, Page 6. Situated in Shelby County, Alabama.

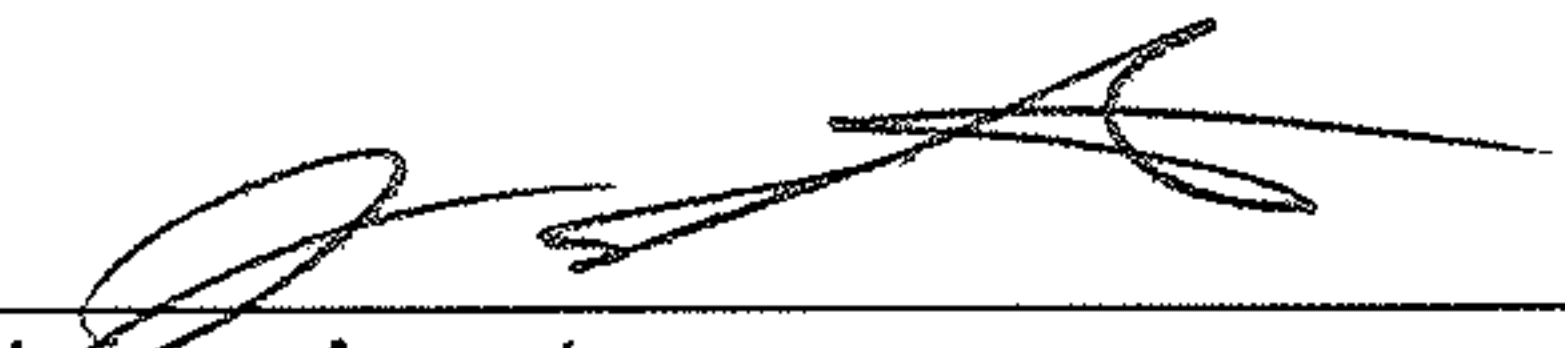
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

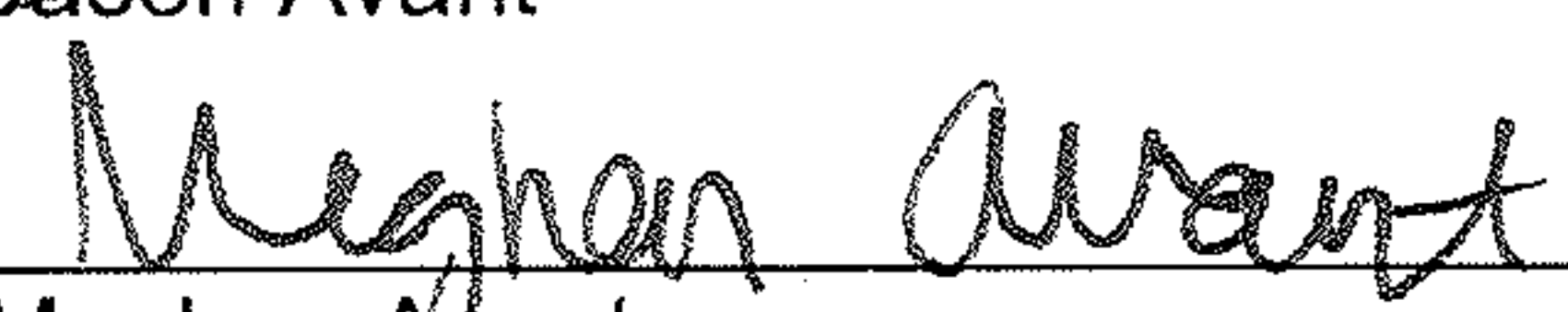
TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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: \$101,134.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jason Avant and Meghan Avant, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 11th day of May, 2018.



Jason Avant


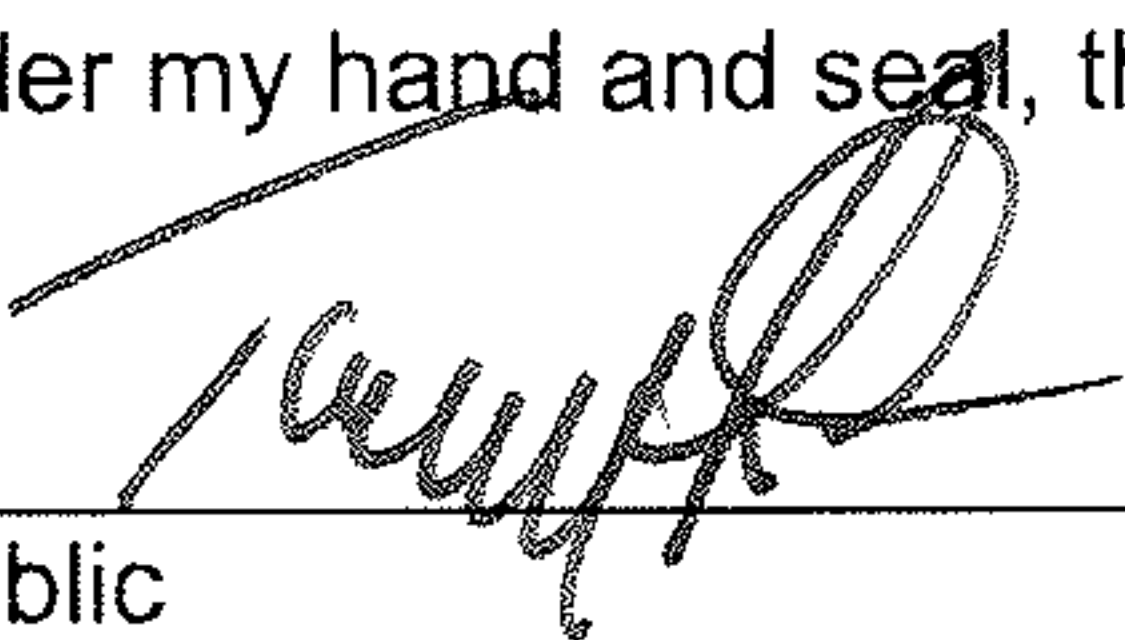
Meghan Avant

State of Alabama

County of Shelby

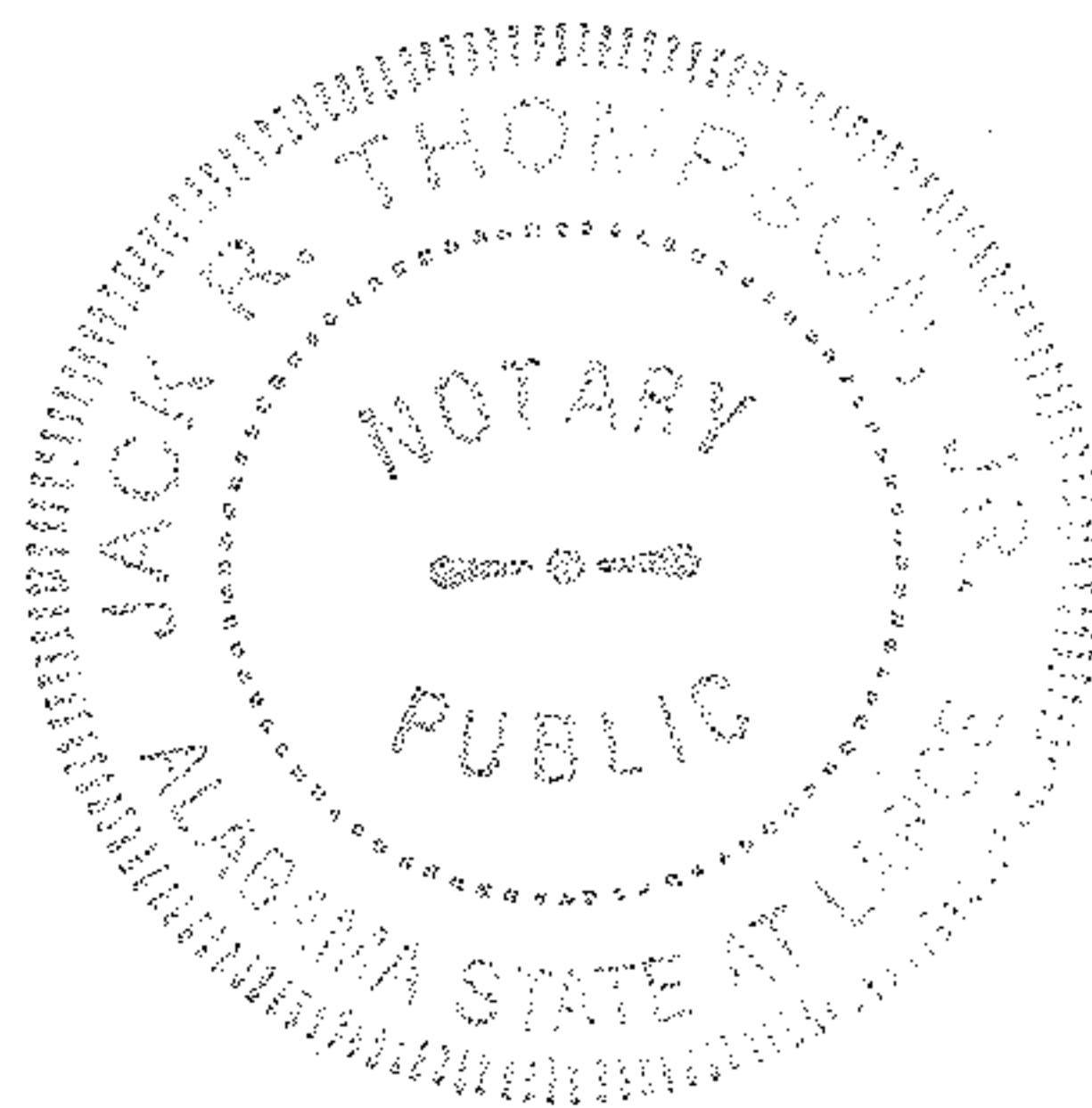
I, the undersigned, a notary for said County and in said State, hereby certify that Jason Avant and Meghan Avant, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 11th of May, 2018.



Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/15/2018 10:37:56 AM
\$20.00 JESSICA
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