

20180716000251270  
07/16/2018 09:01:29 AM  
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:

Ryan R. Hendley, Esq.  
REYNOLDS, REYNOLDS & LITTLE, LLC  
Post Office Box 2863  
Tuscaloosa, Alabama 35403  
(205) 391-0073  
File No. 1049.0002

**who makes no representation as to  
status of title or to matters which  
would be disclosed by a current survey.**

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STATE OF ALABAMA	§	
	§	STATUTORY WARRANTY DEED
COUNTY OF SHELBY	§	JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Thirty-Seven Thousand Five Hundred and No/100 Dollars (\$37,500.00) and other good and valuable consideration, paid to the undersigned **FF Investments, LLC**, an Alabama Limited Liability Company, whose mailing address is P.O. Box 2863, Tuscaloosa, AL 35403 hereinafter referred to as "GRANTOR," by **John Williams and Yanick Williams**, hereinafter collectively referred to as "GRANTEES," the receipt whereof is acknowledged, GRANTOR does, hereby grant, bargain, sell and convey unto GRANTEES, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the Survey of Bailey's Add to Riverchase, as recorded in Map Book 28, Page 19, in the Probate Office of Shelby County, Alabama.

This conveyance is made is subject to ad valorem taxes for the current year, restrictive covenants, rights of way, easements and reservations of record, if any, that apply to the hereinabove described real property. By acceptance of this deed, GRANTEES acknowledge the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

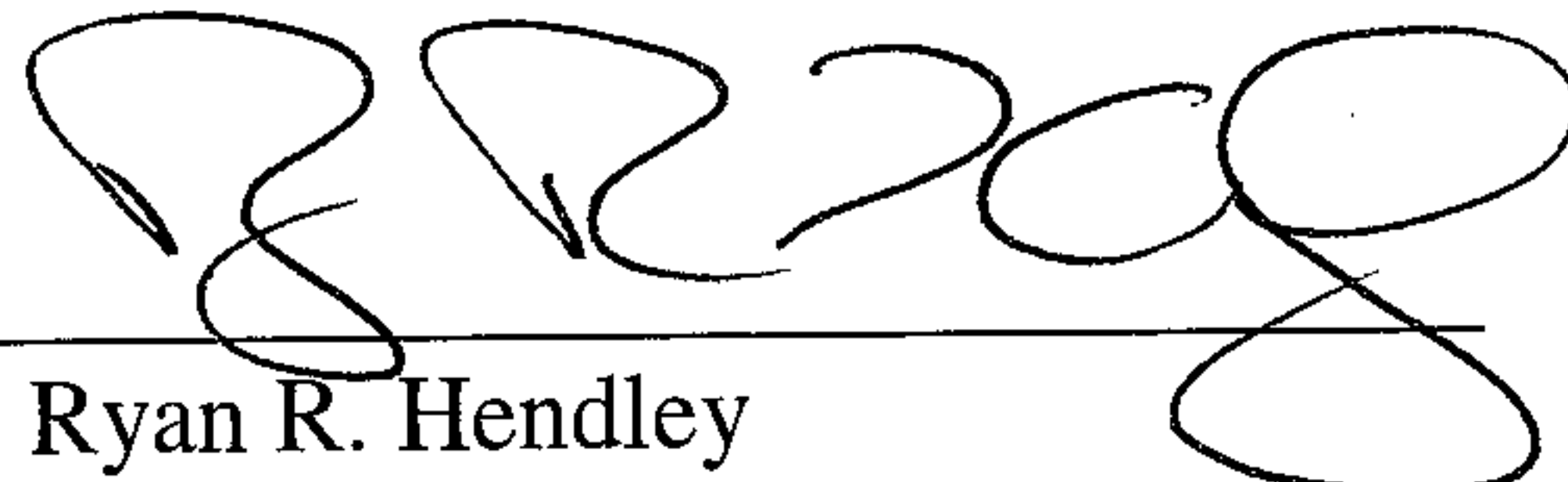
**TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES, for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. GRANTOR does covenant with the said GRANTEES that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 5<sup>th</sup> day of July, 2018.

FF INVESTMENTS, LLC

BY: RIVERFRONT MANAGEMENT, LLC  
ITS: SOLE MEMBER

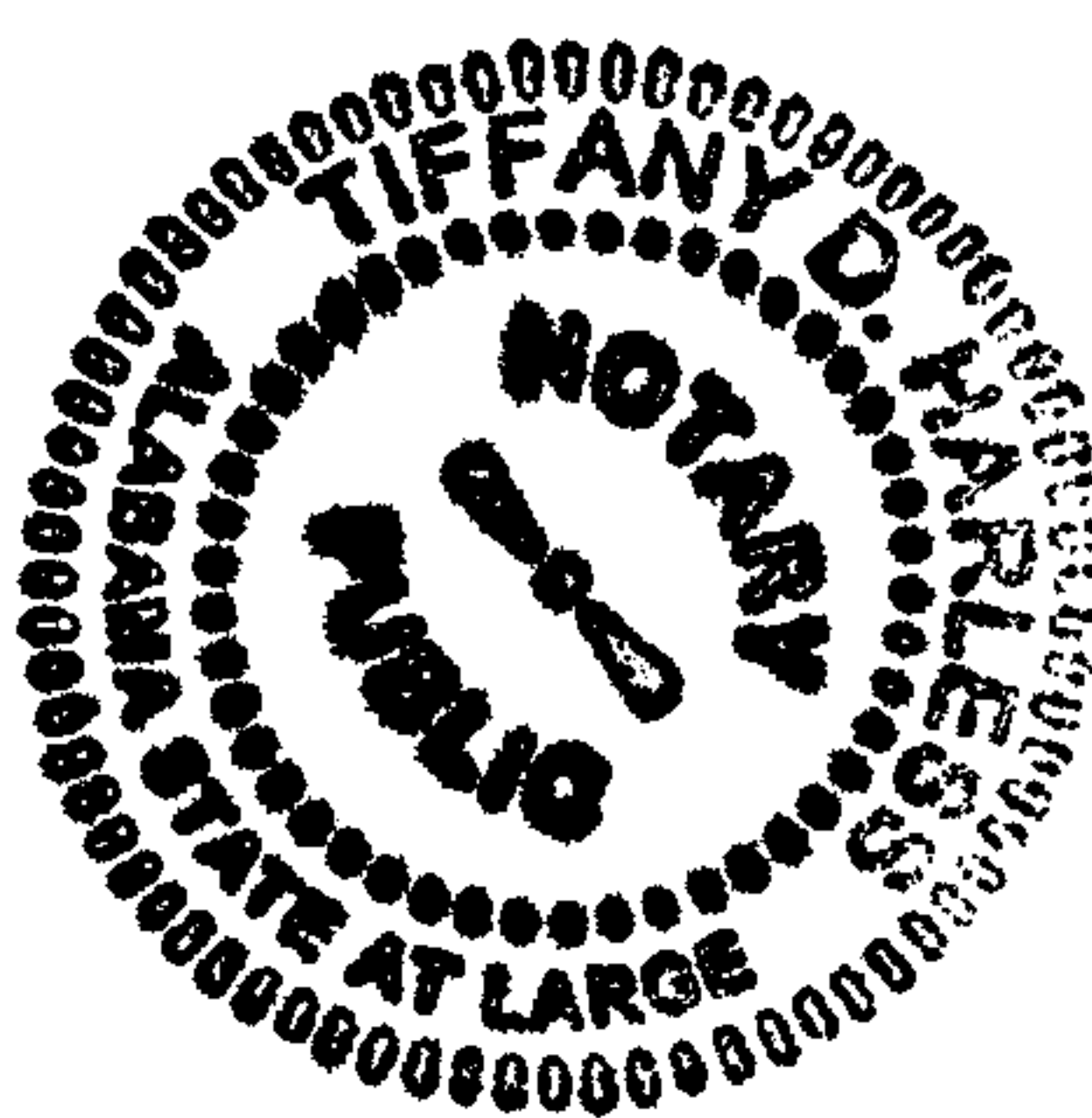
BY: RIVERFRONT MANAGEMENT, INC.  
ITS: SOLE MEMBER

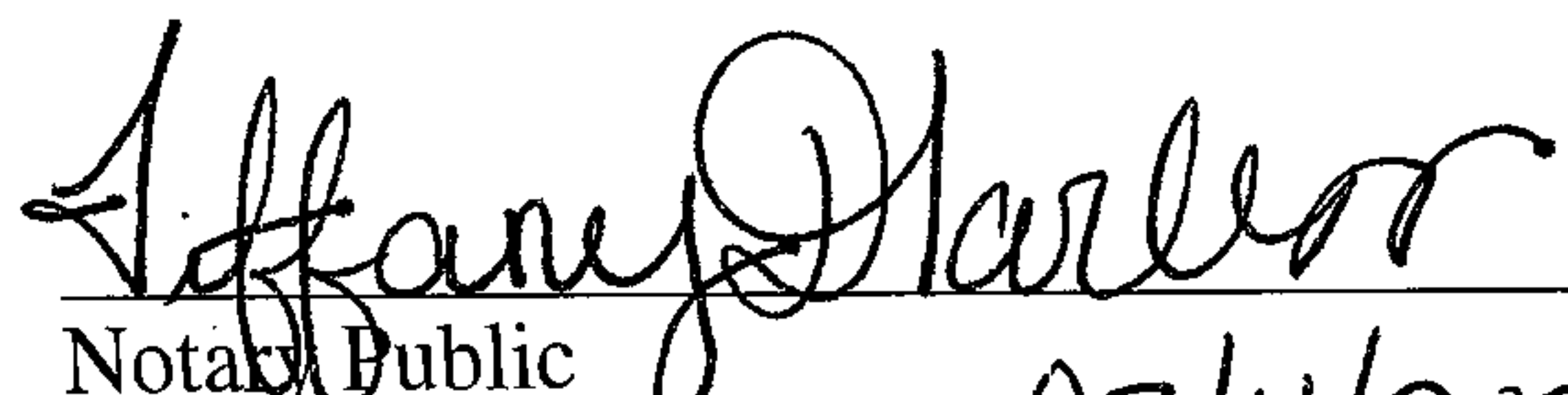
By:   
Ryan R. Hendley  
Its Vice President

STATE OF ALABAMA §  
§  
COUNTY OF TUSCALOOSA §

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ryan R. Hendley, whose name as Vice President of Riverfront Management, Inc., Sole Member of Riverfront Management, LLC, the Sole Member of FF Investments, LLC, an Alabama limited liability company, 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, he did execute the same, with such authority and in such capacity, voluntarily for and as the act of Riverfront Management, Inc., in its capacity as sole member of Riverfront Management, LLC, in its capacity as sole member of FF Investments, LLC on the day on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of July, 2018.



  
Notary Public  
My Commission Expires: 03/01/2020

deed out.1 bailey riverchase.1049.0002

Grantor's Address:  
P.O. BOX 2863  
Tuscaloosa, AL 35403

Property Address:  
1000 Fox Creek Circle  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
John Williams  
Yanick Williams  
5304 Letson Farms Cove  
Bessemer, AL 35022



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL 2  
07/16/2018 09:01:29 AM  
\$55.50 JESSICA  
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