

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20181017000367110
10/17/2018 10:06:37 AM
DEEDS 1/2

Send tax notice to:
Kathryn Louise Shiparski & Christopher Bennett Dorris
184 Enclave Avenue
Calera, AL 35040
BHM1800741

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **One Hundred Twenty One Thousand Five Hundred and 00/100 Dollars (\$121,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Avalanche Investments, Inc.**, an Alabama limited liability company, whose mailing address is 236 River front St.
Shelby AL 35143, (hereinafter referred to as "Grantor") by **Kathryn Louise Shiparski and Christopher Bennett Dorris**, whose mailing address is 184 Enclave Avenue, Calera, AL 35040, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **184 Enclave Avenue, Calera, AL 35040**, to-wit:

Lot 22, according to the Survey of The Enclave Phase 1, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$119,298.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Avalanche Investments, Inc.**, an Alabama limited liability company, by **Charles Rich**, its President, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 12th day of October, 2018.

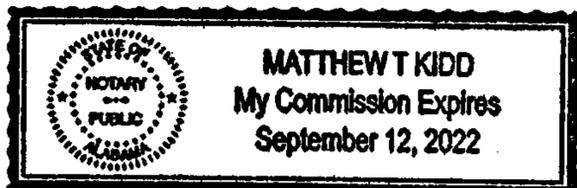
Avalanche Investments, Inc.

By: Charles Rich
Its: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Rich**, whose name as President of **Avalanche Investments, Inc.**, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 12th day of October, 2018.



Matthew T Kidd
Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2018 10:06:37 AM
\$20.50 CHERRY
20181017000367110

Allie S. Boyd