

Send tax notice to:
Arihant Enterprises, LLC
One Chase Corporate Drive, Suite 150
Hoover, AL 35244
HOV1800548

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

State of Alabama
County of Shelby

20181029000381160
10/29/2018 08:24:16 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Derrick D. Jones and Tiffany Jones f/k/a Tiffany J. Irving, husband and wife** whose mailing address is 17078 Jamestowne Dr., Prairieville, LA 70769 (hereinafter referred to as "Grantor"), by **Arihant Enterprises, LLC** (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, the following described real estate situated in Shelby County, Alabama, the address of which is 701 Creekview Drive, Pelham, AL 35124. to-wit:

Lot 35, Block 1, according to Oak Mountain Estates 5th Sector as recorded in Map Book 5, Page 124, Shelby County, Alabama Records.

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.

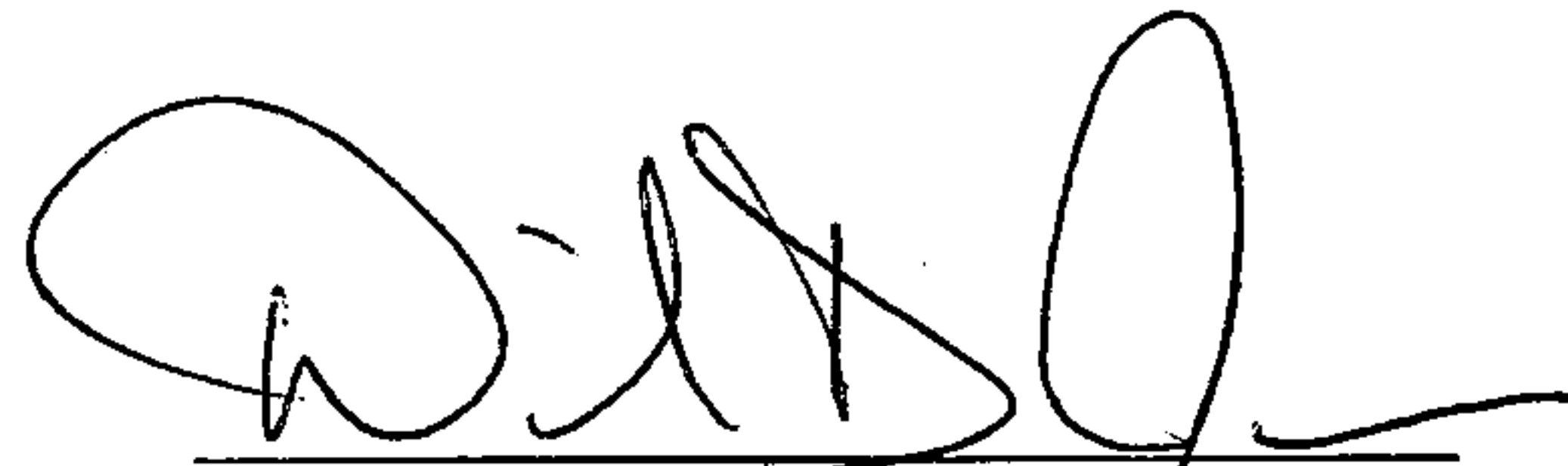
\$108,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Tiffany J. Irving and Tiffany Jones are one and the same person.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 23rd day of October, 2018.


Derrick D. Jones

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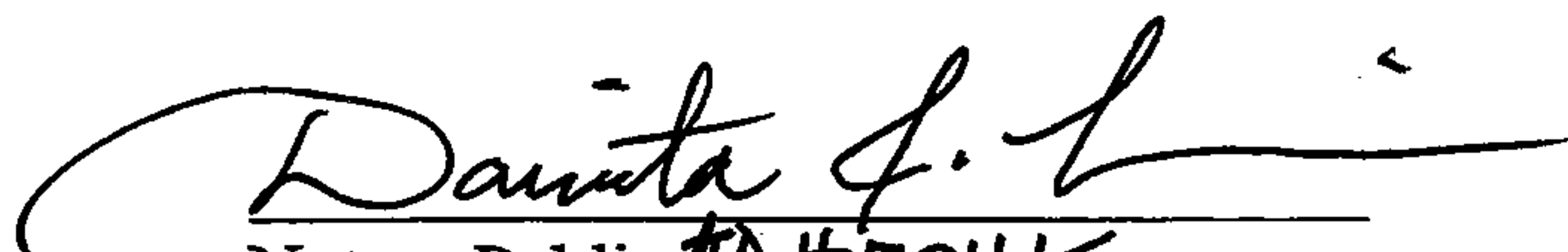

Tiffany Jones f/k/a Tiffany J. Irving

STATE OF Louisiana
→ COUNTY OF Ascension

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derrick D. Jones and Tiffany Jones f/k/a Tiffany J. Irving, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23rd day of October, 2018.

→


Notary Public ID #79415
→ Print Name: Damita J. Lewis
Commission Expires: with life


(Notary Seal)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2018 08:24:16 AM
\$153.00 CHERRY
20181029000381160

Alvin S. Boyd