

Send tax notice to:
Brian W. Crumpton
233 Appleford Road
Helena, AL 35080
HOV1800697

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 in consideration of **Two Hundred Thirty Nine Thousand and 00/100 Dollars (\$239,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Alabama Investment Homes, LLC**, whose mailing address is 4185 Paxton, Pl., Vestavia, AL 35242 (hereinafter referred to as "Grantor") by **Brian W. Crumpton** (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, to-wit:

Lot 30-A, according to the Amended Hillsboro Subdivision, Phase 1, as recorded in Map Book 39, Pages 140 A, B and C, 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.

\$234,671.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her 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, Alabama Investment Homes, LLC, by Daniel Davis, its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 22nd day of February, 2019.

Alabama Investment Homes, LLC



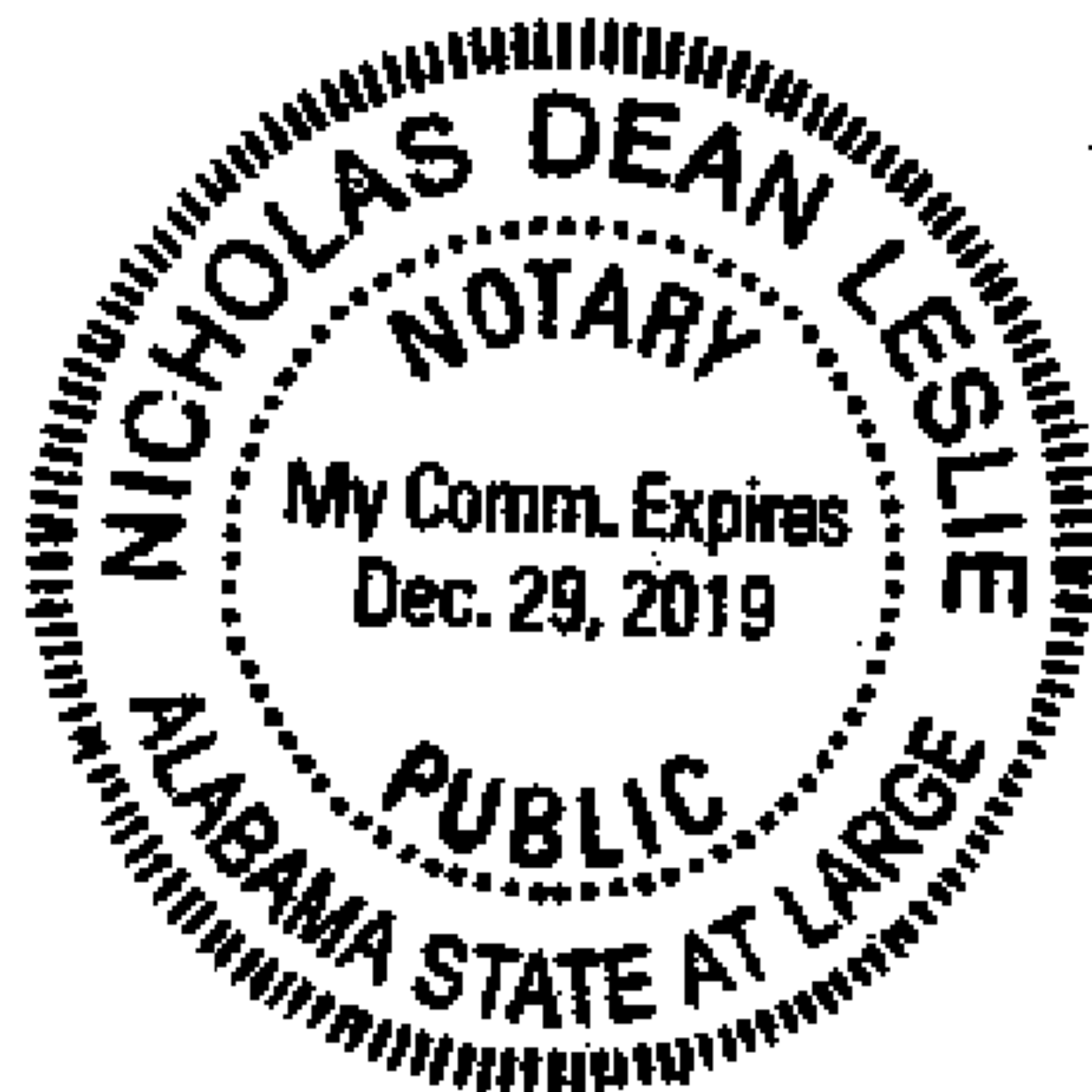
By: Daniel Davis

Its: Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Davis, whose name as Managing Member of Alabama Investment Homes, LLC, 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, he, in his 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 22nd day of February, 2019.



Notary Public

Print Name:

Nicholas Dean Leslie

Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2019 02:53:30 PM
\$22.50 CHERRY
20190225000058940

Allen S. Bayl