

Send tax notice to:

Susan M. Davis

1414 Bahia Dr., Unit B

Navarre, FL 32566

BLD1900011

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 **One Hundred Twenty Two Thousand and 00/100 Dollars (\$122,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Spartan Invest, LLC**, whose mailing address is 2015 3rd Ave. N., Birmingham, AL 35203 (hereinafter referred to as "Grantor") by **Susan M. Davis, married woman** (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 747 17th Street, Calera, AL 35040**, to-wit:

Lots 16, 15, 14, 13 and 12 according to Resurvey of Russel R. Hetz Property as recorded in Map Book 3, Page 119, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

Also: A part of Lot 11, Block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21 minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 96 degrees 38 minutes 49 seconds to the right and run Southerly along the West line of a twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said Lot 16, a distance of 150.00 feet to the point of beginning. According to the Survey of Joseph E. Conn, Jr., RLS #9049, dated August 14, 1997.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

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

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MINING AND MINERAL RIGHTS EXCEPTED.

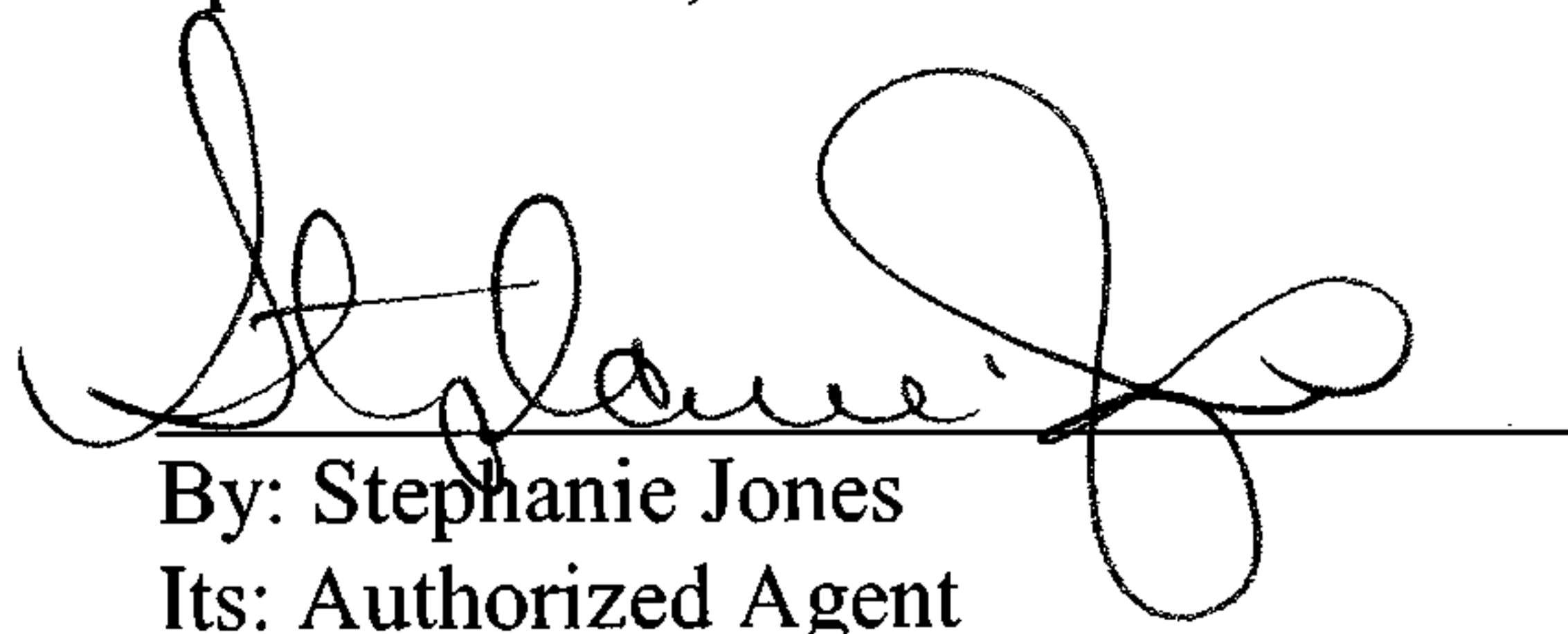
\$97,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

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, Spartan Invest, LLC, by Stephanie Jones, its
Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to
be executed on this, the 24th day of July, 2019.

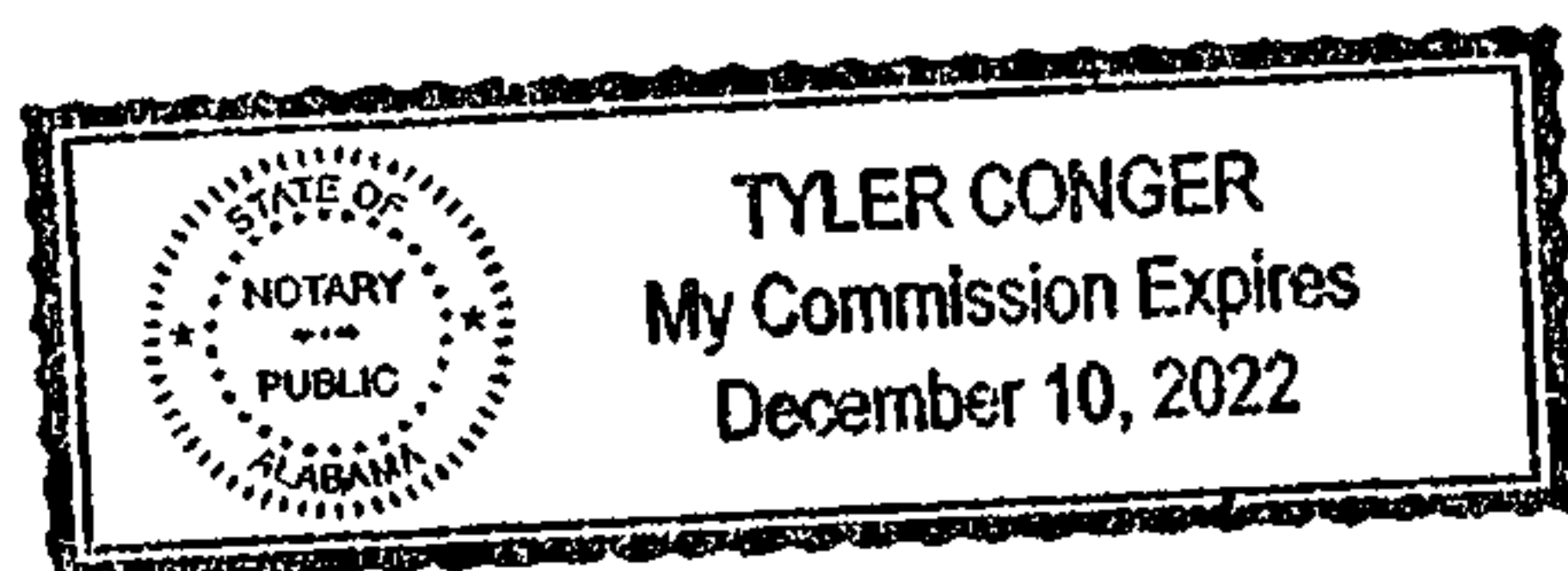
Spartan Invest, LLC

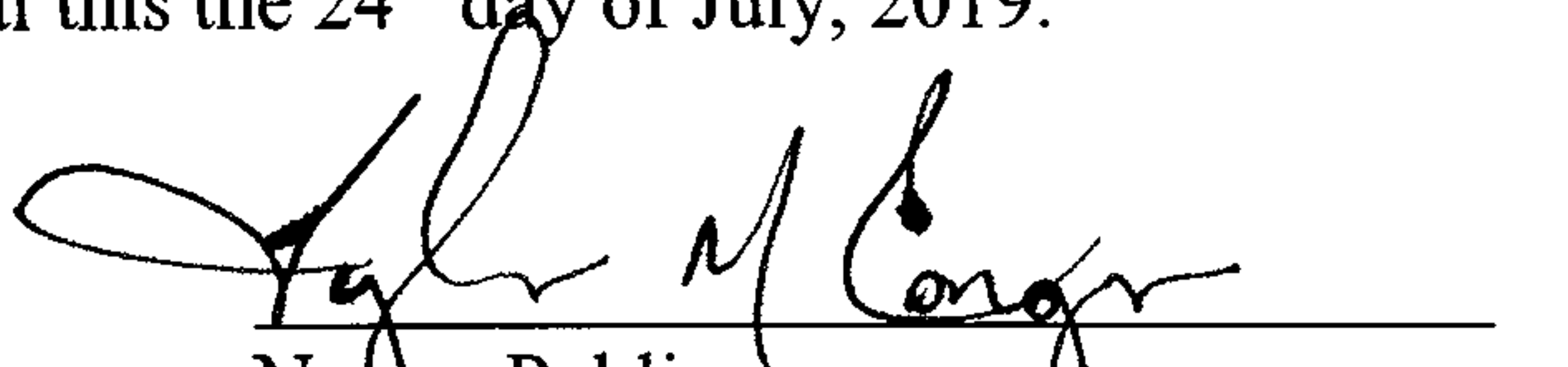

By: Stephanie Jones
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Stephanie Jones, whose name as Authorized Agent of Spartan Invest, 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, she, in /her capacity 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 24th day of July, 2019.




Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 03:51:49 PM
\$42.50 CHARITY
20190729000272300

Allen S. Byrd