

Send tax notice to:
DANA LAVALLET
184 BENT CREEK DRIVE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019488

Shelby COUNTY

WARRANTY DEED

20190806000282560
08/06/2019 01:24:04 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty-Nine Thousand Five Hundred and 00/100 Dollars (\$359,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC **whose mailing address is: PO BOX 612, HELENA, AL 35080** (hereinafter referred to as “Grantor”) by DANA LAVALLET **whose property address is: 184 BENT CREEK DRIVE, CHELSEA, AL, 35043** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Map and Survey of Bent Creek Subdivision, Sector 2, as recorded in Map Book 47, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

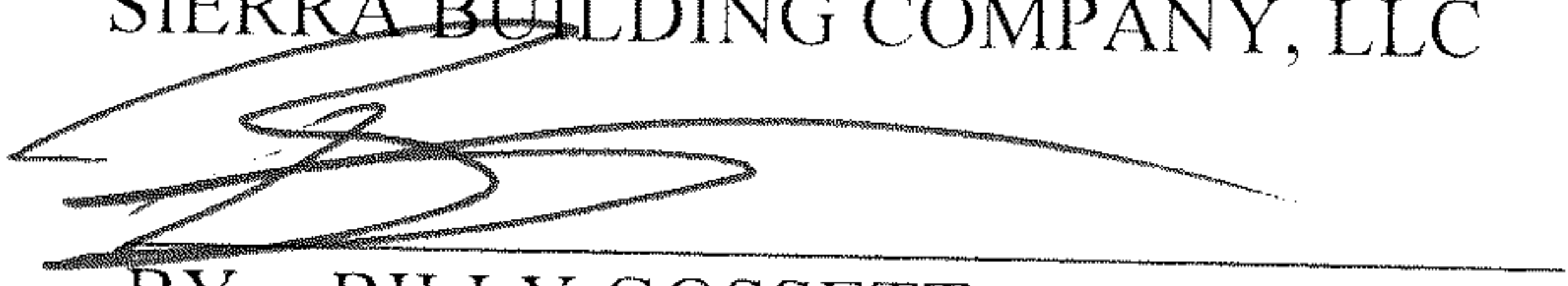
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Right of way granted to Alabama Power Company as set forth in Deed Volume 126, Page 55, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20170112000016100, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Grant of Easement in Land for an underground subdivision in favor of Alabama Power Company as recorded in Instrument No. 20161021000387050, in the Probate Office of Shelby County, Alabama.
5. Grant of Land Easement and Restrictive Covenants for underground facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 20051031000564180; Instrument No. 20061212000600960 and Instrument No. 20060630000315120, in the Probate Office of Shelby County, Alabama.
6. Easement to BellSouth Telecommunications, Inc. as recorded in Instrument No. 20051212000641700, in the Probate Office of Shelby County, Alabama.
7. Easements and building lines as shown on recorded map.

\$269,525.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, ^{LLC} by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 2nd day of August, 2019.

SIERRA BUILDING COMPANY, LLC



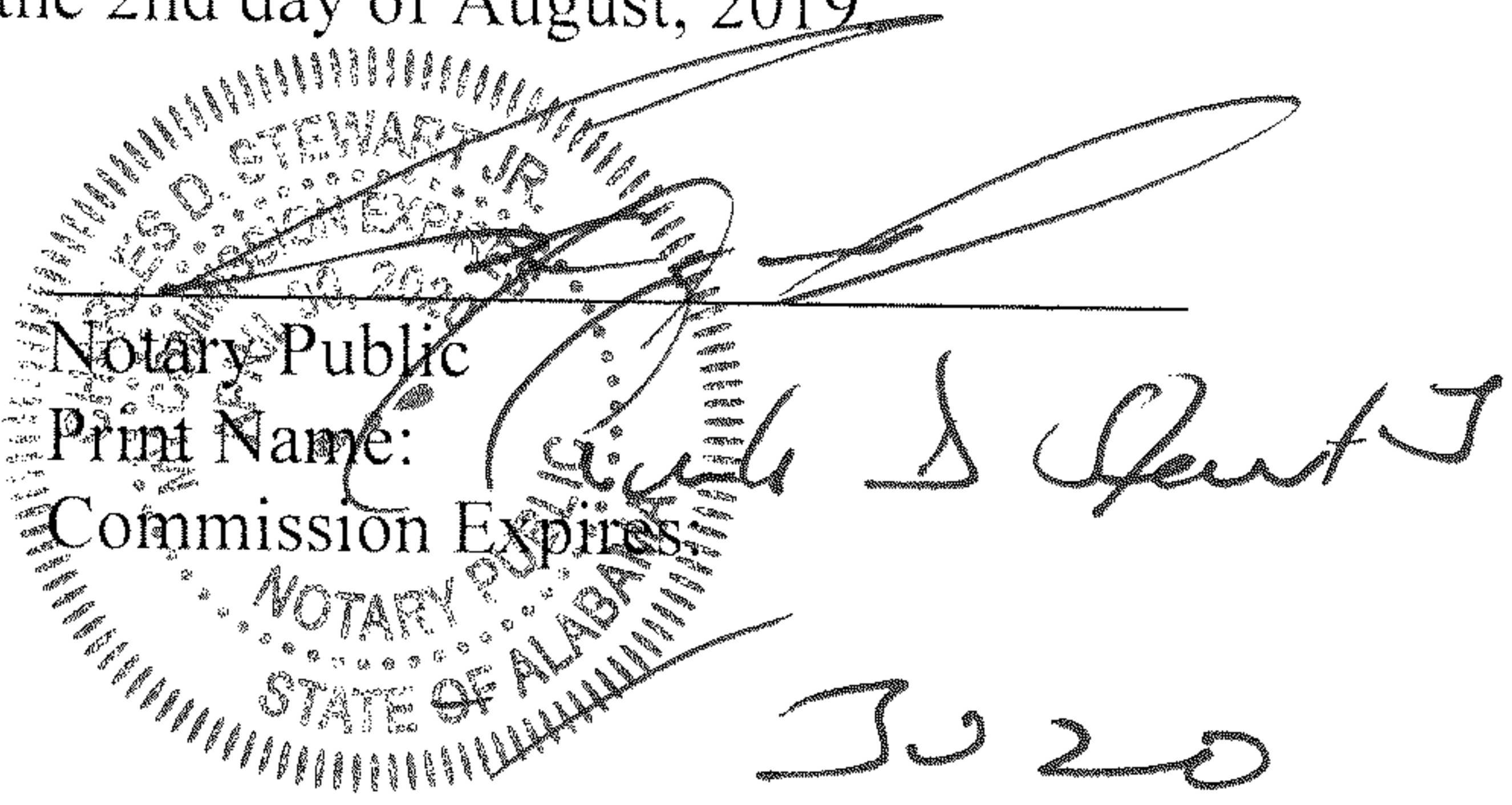
BY: BILLY GOSSETT

ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, ^{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 and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 2nd day of August, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2019 01:24:04 PM
\$108.00 CHERRY
20190806000282560

Alexis Bayl