

20200602000220710  
06/02/2020 10:24:06 AM  
DEEDS 1/2

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
Birmingham, AL 35209  
FILE NO:ATB 1596

Robert Railey  
100 Rosegate Drive  
Calera, AL 35040

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Alavest, LLC, an Alabama Limited Liability Company** whose mailing address is: **429 Lorna Square, Hoover, AL 35216** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert T. Railey** whose mailing address **100 Rosegate Drive, Calera, AL 35040** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **100 Rosegate Drive, Calera, AL 35040**

**LOT 54, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST, SECTOR 3, PHASE 3, AS RECORDED IN MAP BOOK 39, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

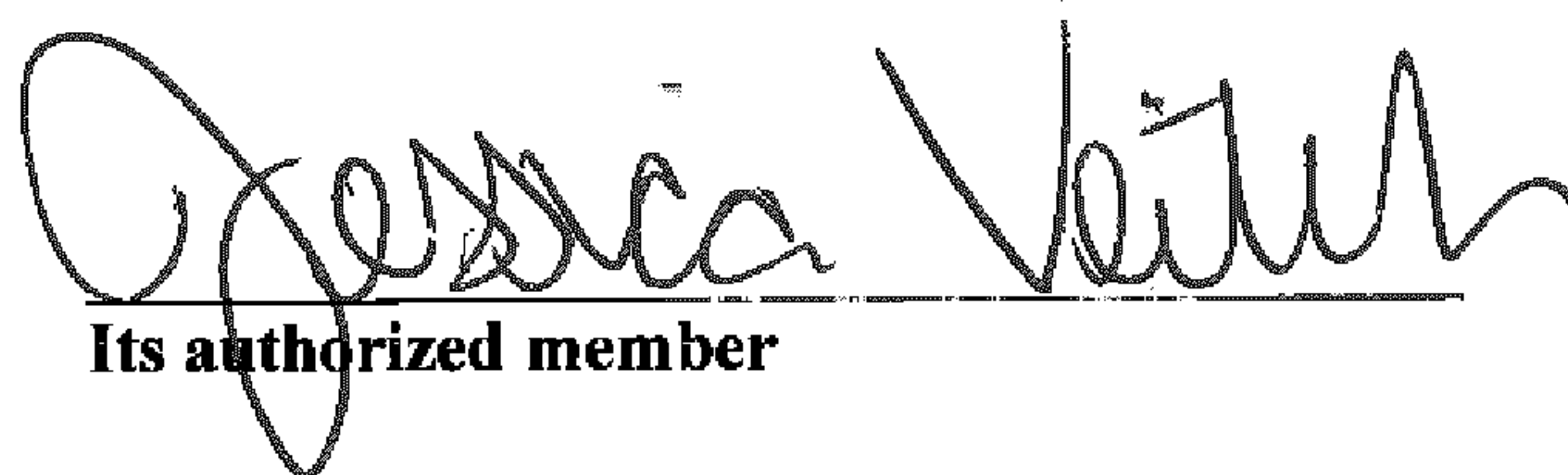
Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$165,750.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29<sup>th</sup> day of May, 2020.

Alavest, LLC

  
Its authorized member

STATE OF ALABAMA

JEFFERSON COUNTY

i, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Jessica Veitch as authorized member of Alavest, LLC, an Alabama Limited Liability Company** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 29<sup>th</sup> day of May, 2020

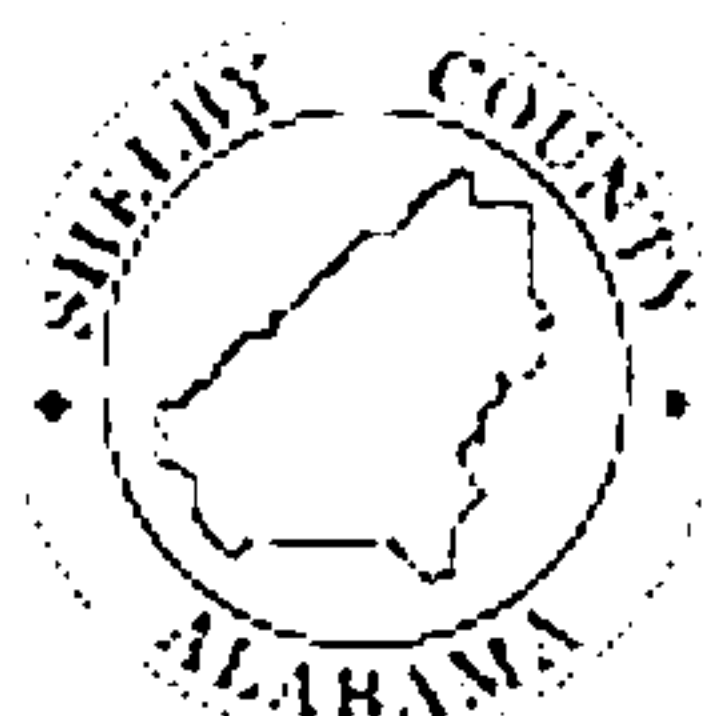
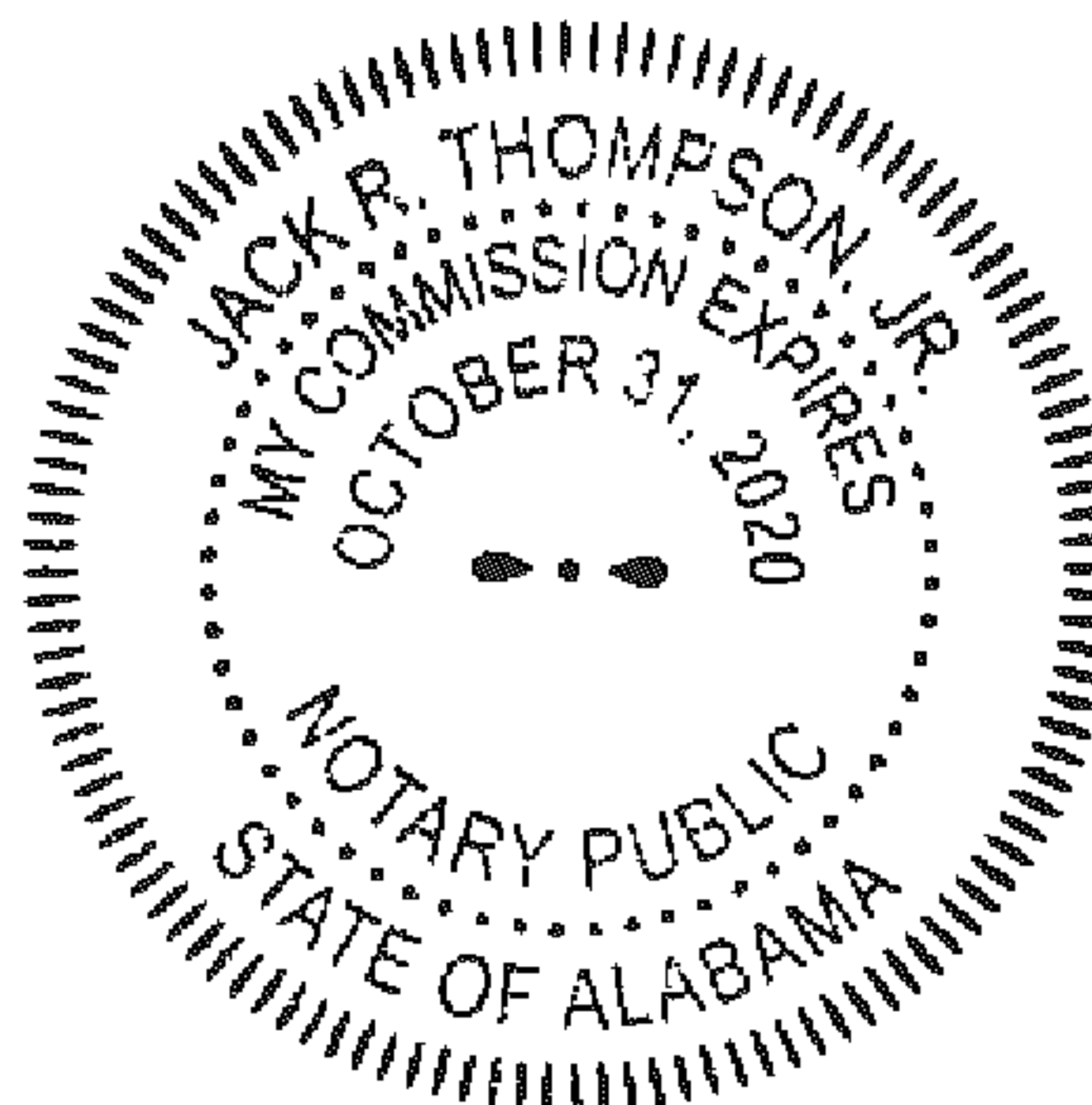
My Commission Expires:

10/31/2020

  
Notary Public

(S E A L)

**ATB 1553**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/02/2020 10:24:06 AM  
\$54.50 CHERRY  
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