

This Instrument was Prepared by:

Send Tax Notice To: Mark Schroeter

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26350

4385 Heritage View Rd
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Avalanche Investments, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Mark Schroeter**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO


\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Charles Rich, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of June, 2020.

AVALANCHE INVESTMENTS, INC


Charles Rich
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for said County in said State, hereby certify that Charles Rich, Managing Member of Avalanche Investments, Inc is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19th day of June, 2020.


Notary Public, State of Alabama

My Commission Expires: 9-22-20

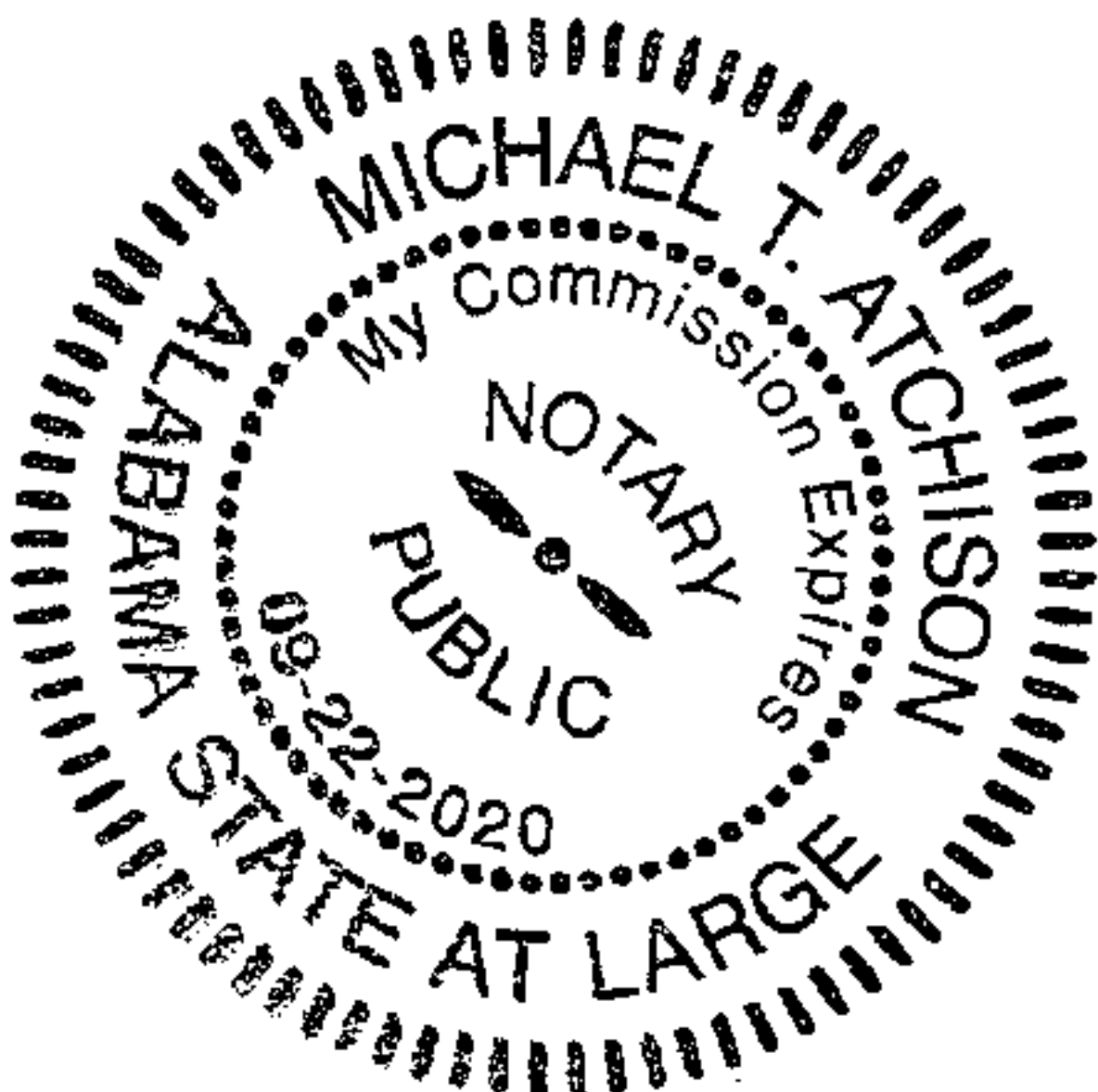


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 of Waxahatchee Corner, as recorded in Map Book 28, Page 88 in the Office of the Judge of Probate of Shelby County, Alabama, said parcel also being described as follows: Commencing at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 24 North, Range 15 East, and from said point run thence SW a distance of 812.91 feet, more or less, to a point; from said point turn an angle to the left of 62 degrees 11 minutes 50 seconds and run 361.93 feet, more or less to a point on the Northeastern margin of Shelby County Highway 47; from said point run thence NW along the margin of said highway a distance of 413.05 feet to a point, from said point run thence Easterly, a distance of 172.40 feet to a point; from said point run thence Northeasterly a distance of 212.43 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Avalanche Investments, Inc	Grantee's Name	Mark Schroeter
Mailing Address	236 Riverfront St Shelby AL 35143	Mailing Address	4385 Heritage View Rd Birmingham AL 35242
Property Address	6949 Highway 47 Columbiana, AL 35051	Date of Sale	June 19, 2020
		Total Purchase Price	\$25,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale	Appraisal
XX Sales Contract	Other
Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

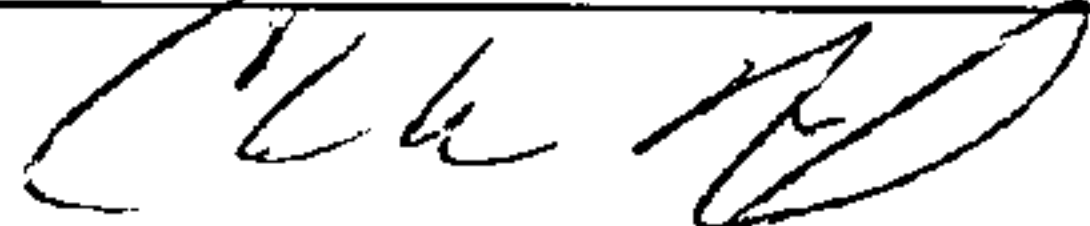
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	June 17, 2020	Print	Avalanche Investments, Inc
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2020 11:35:07 AM
\$53.00 CHARITY
20200619000251140

Allen S. Bayl