



20210812000392750 1/2 \$200.00
 Shelby Cnty Judge of Probate, AL
 08/12/2021 11:09:50 AM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seventy - Five Thousand and no/100 Dollars (\$175,000.00)** and other valuable considerations to undersigned Grantor in hand paid by Grantee herein, the receipt whereof, is hereby acknowledged, I **Fayette Billingsley, a single woman** (herein referred to as Grantor), hereby Grant, Bargain, Sell and Convey unto **AVHS AL I LLC, a Delaware limited liability company** (herein referred to as Grantee), its successors and assigns, the following described Real Estate, situated in the County of **Shelby**, and State of Alabama to-wit:

Lot 266-A, according to a Resurvey of Lots 263, and 266, 267, 268, 269, 270, and 271, Camden Cove, Sector 9, as recorded in Map Book 34, at Page 5, in the Probate Office of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, conditions, restrictions, covenants, rights of way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

Pursuant to Code of Alabama (1975) Section 40-22-1 as amended, the preparer of this conveyance represents that:

The Grantor's mailing address is: 3224 Fieldale Dr, Hueytown, AL 35023

The Grantee's mailing address is: 16810 Kenton Dr Ste 180, Huntersville, NC 28078

The address of the within conveyed property is: 448 Camden Cove Cir, Calera, AL 35040

The date of this conveyance is as appears below.

The total purchase price is \$175,000.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:

 Bill of Sale Sales Contract X Closing Statement Appraisal Other

TO HAVE AND TO HOLD the aforegranted premises to the said GRANTEE, its successors and assigns **FOREVER**.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that she is free from all encumbrances, except as hereinabove provided; that she has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.



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IN WITNESS WHEREOF I have hereunto set my hand and seal this 10 day of August, 2021.

Fayette Billingsley

Fayette Billingsley

State of Alabama
Shelby County

I, the undersigned authority, a Notary Public in and for said State at Large hereby certify that Fayette Billingsley whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of August, 2021.

Emmet E. [Signature]

Notary Public

My commission expires:
(AFFIX SEAL)

My Commission Expires:
September 12, 2021

Prepared by:
Kristi C. Fuller Esq.
8325 Crossland Loop
Montgomery, AL 36117
File No.: 21-826