

20210819000405400
08/19/2021 11:57:28 AM
DEEDS 1/2

SEND TAX NOTICE TO:
AVHS AL I LLC
16810 Kenton Dr., Suite 180
Huntersville, NC 28078

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
SMT2100259

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Seventy Eight Thousand and 00/100 Dollars (\$278,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Larry C. Dawkins and Katherin M. Dawkins , a married couple**, whose address is 153 Farmstead Rd, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **AVHS AL I LLC, a Delaware limited liability company**, whose address is 16810 Kenton Dr., Suite 180, Huntersville, NC 28078 , (hereinafter "Grantee", whether one or more), 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 3028 Hidden Forest Cv, Montevallo, AL 35115, to-wit:**

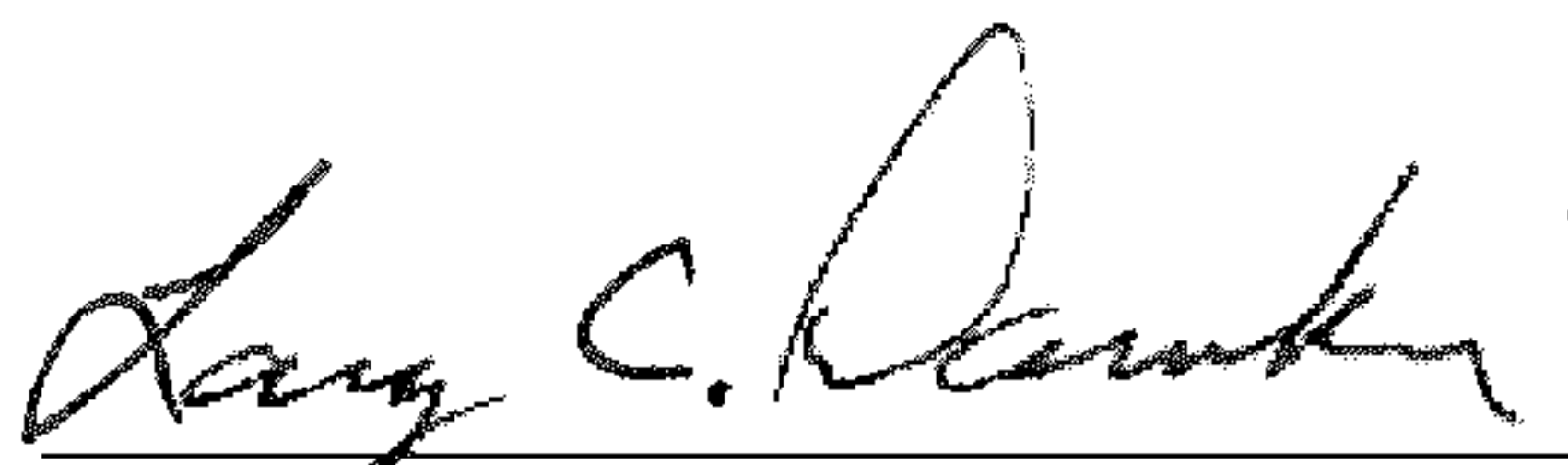
Lot 37, according to the Plat of Hidden Forest, as recorded in Map Book 35, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of August, 2021.



Larry C. Dawkins

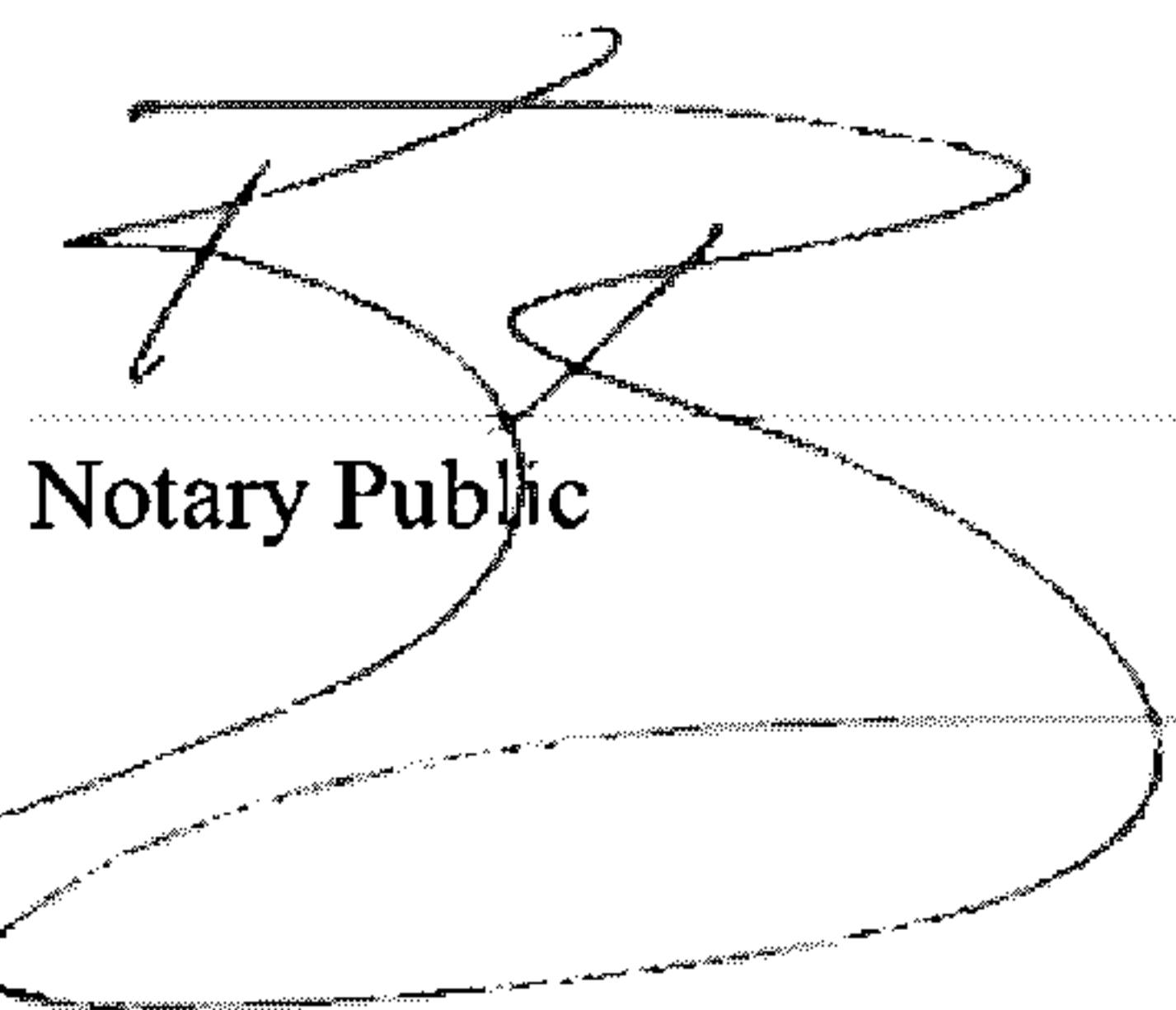


Katherin M. Dawkins

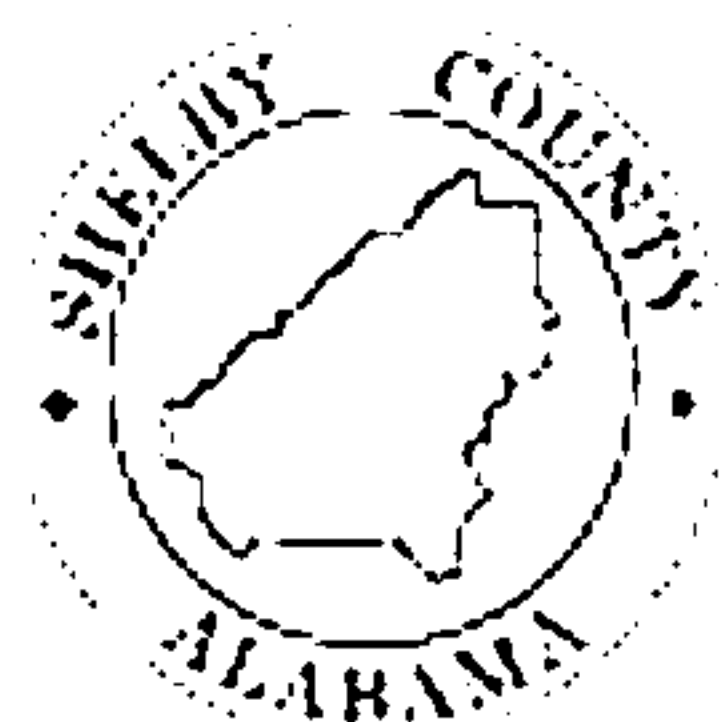
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Larry C. Dawkins and Katherin M. Dawkins, a married couple, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18th day of August, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2021 11:57:28 AM
\$303.00 BRITTANI
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