



20210907000434530 1/2 \$250.00
 Shelby Cnty Judge of Probate, AL
 09/07/2021 09:52:28 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Twenty - Five Thousand and no/100 (\$225,000.00)** Dollars and other valuable considerations to the undersigned GRANTORS in hand paid by GRANTEES herein, the receipt whereof, is hereby acknowledged we, **Alesia Griffen, and Tywain Griffen, as wife and husband**, (herein referred to as GRANTORS), do 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, in and to the following described real estate, situated in the County of **Montgomery** and the State of Alabama, to-wit:

Lot 514, according to the survey of Savannah Pointe Sector V, Phase II, as recorded in Map Book 30, at Page 42, 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: 7354 Braes Corner, San Antonio, TX 78244

The Grantees mailing address: 16810 Kenton Dr Ste 180, Huntersville, NC 28078

The address of the within conveyed property is: 466 Savannah Cove, Calera, AL 35040

The date of this conveyance is as appears below.

The total purchase price is \$225,000.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:

Bill of Sale *Sales Contract* *Closing Statement* *Appraisal* *Other*

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successor and assigns FOREVER.

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



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IN WITNESS WHEREOF we have hereunto set my hand and seal this 3 day of September, 2021.

Alesia Griffen

Alesia Griffen

Tywain Griffen

Tywain Griffen

STATE OF ALABAMA
MONTGOMERY COUNTY

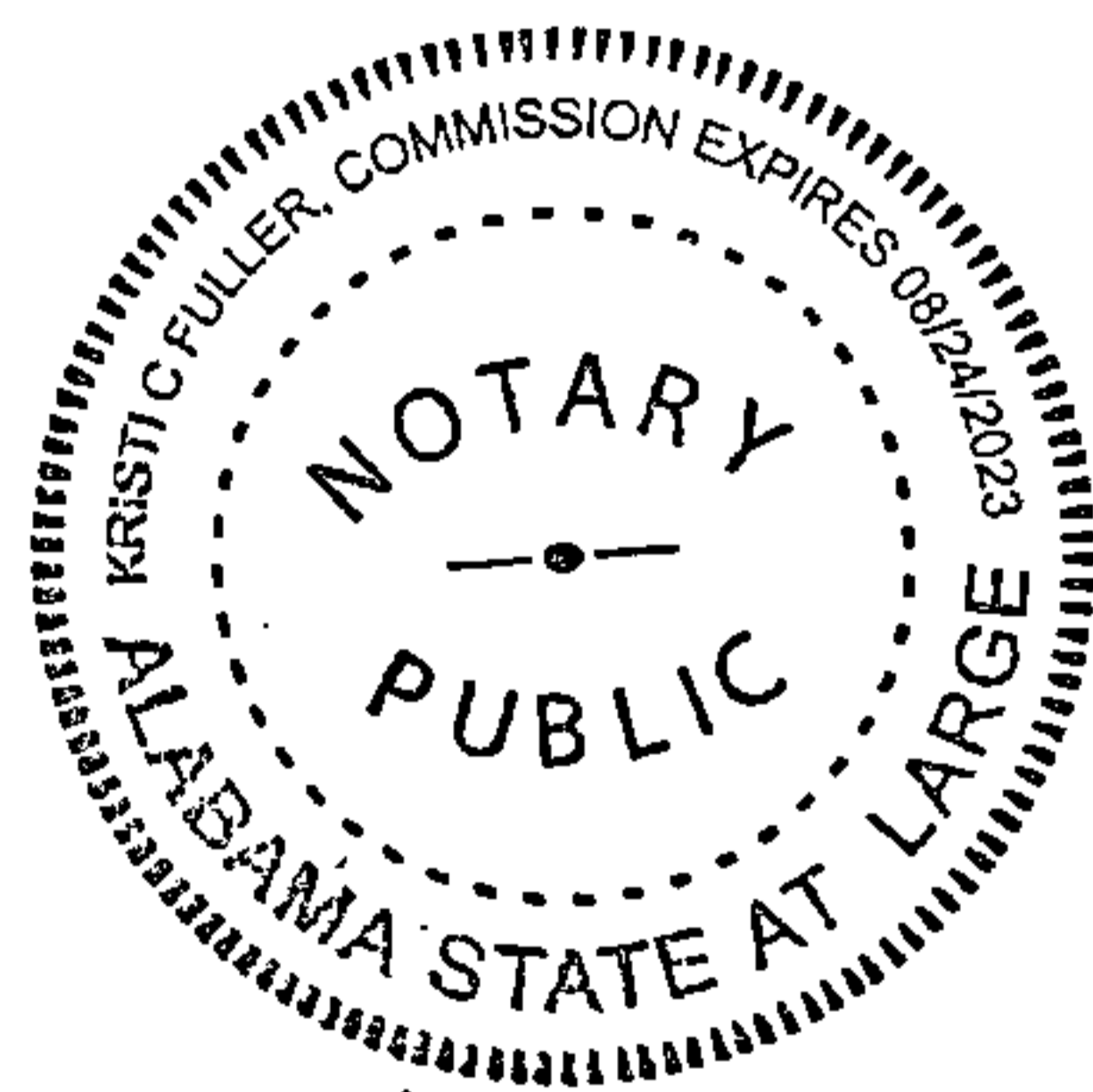
I, the undersigned authority, a Notary Public in and for said State at Large hereby certify that **Alesia Griffen, and Tywain Griffen**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of September, 2021.

Kristi C. Fuller

Notary Public

My commission expires:
(AFFIX SEAL)



Prepared by:
Kristi C. Fuller Esq.
8325 Crossland Loop
Montgomery, AL 36117
File No. 21-870