



20210917000454400 1/2 \$198.00
 Shelby Cnty Judge of Probate, AL
 09/17/2021 12:59:38 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seventy - Three Thousand and no/100 (\$173,000.00)** Dollars and other valuable considerations to the undersigned GRANTORS in hand paid by GRANTEES herein, the receipt whereof, is hereby acknowledged I, **Felicia W. Lee, a single woman**, (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 **Shelby** and the State of Alabama, to-wit:

Lot 3, in Block A, according to the Correction Plat of Ridge Terrace, Plat 1, as the same is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 13, at Page 43.

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: 1028 Balch Rd Unit 2201, Madison, AL 35758

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

The address of the within conveyed property is: 101 Merimeadows Dr, Calera, AL 35040

The date of this conveyance is as appears below.

The total purchase price is \$173,000.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:

 Bill of Sale X *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 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 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 10th day of September, 2021.

Felicia W. Lee
Felicia W. Lee

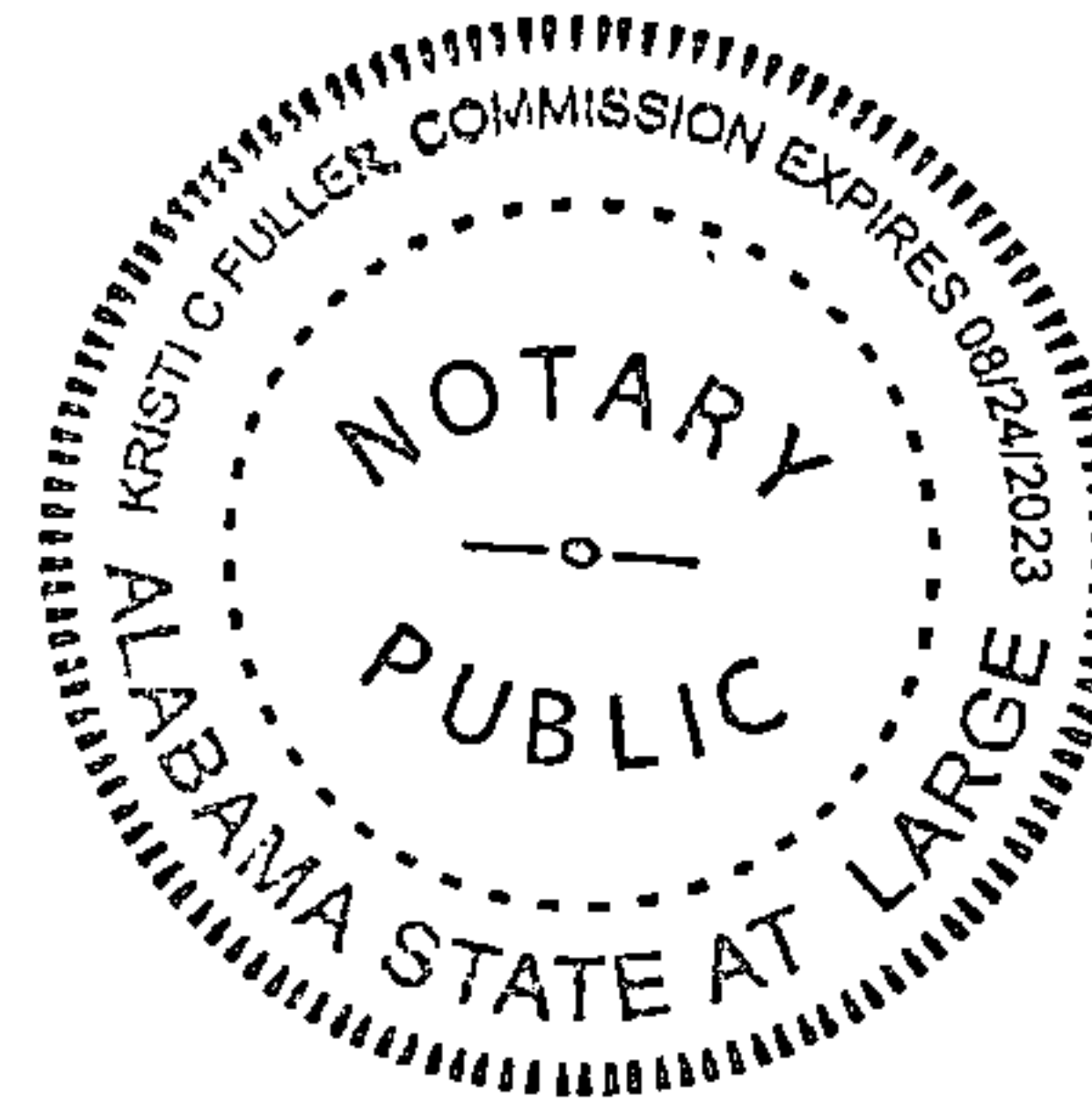
STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said State at Large hereby certify that **Felicia W. Lee**, 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 has executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

My commission expires:
(AFFIX SEAL)



Prepared by:
Kristi C. Fuller Esq.
8325 Crossland Loop
Montgomery, AL 36117
File No. 21-881