

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

Palandria Hall
118 Hermitage Ln.
Calera, AL 35040

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Alavest, LLC, an Alabama Limited Liability Company** whose mailing address is: **429 Lorna Square, Hoover, AL 35216** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Palandria Hall** whose mailing address **118 Hermitage Lane, Calera, AL 35040** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **118 Hermitage Lane, Calera, AL 35040**

Lot 79, according to the Final Plat Camden Cove, Sector 5, as recorded in Map Book 29, Page 148, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$255,290.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith

Subject to all rights of redemption in that certain Foreclosure Deed dated 02/18/2021 and recorded in Instrument# 20210727000361210

To Have and To Hold to the said grantee, their heirs, and as/signs forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of September 2021.

Alavest, LLC

Jessica Veitch
its authorized member

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr, a Notary Public in and for said county in said state, hereby certify that Jessica Veitch as authorized member of Alavest, LLC, an Alabama Limited Liability Company whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 28th day of Sept, 2021

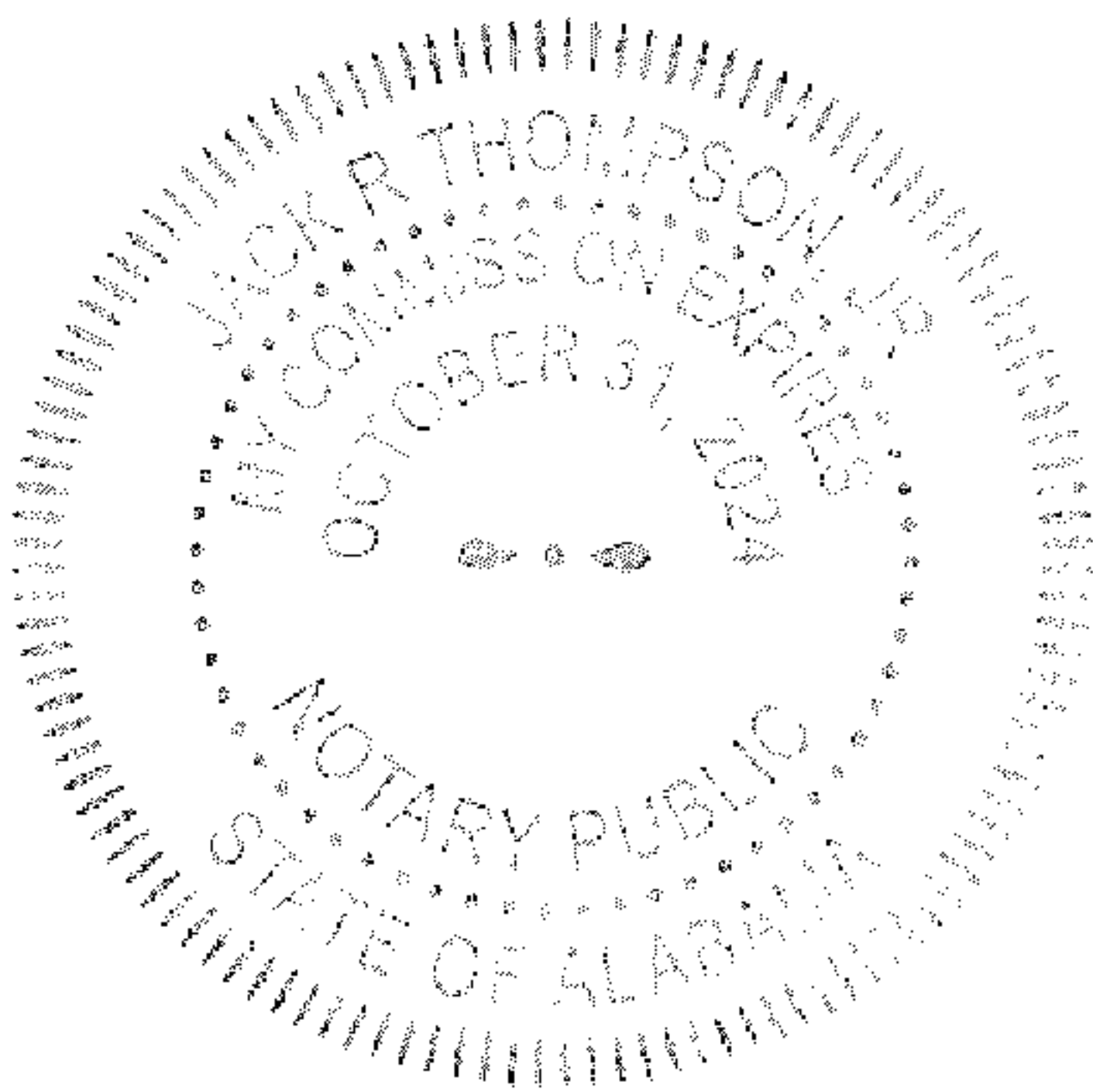
My Commission Expires:

10/31/2024

[Signature]
Notary Public

(SEAL)

ATB 2671



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2021 09:19:50 AM
\$30.00 JOANN
20211004000481280

Alvin S. Bayl