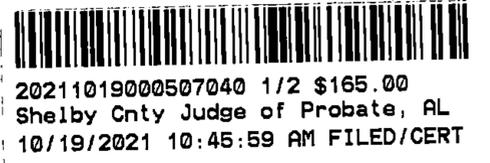


STATE OF ALABAMA

COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Thirty Nine Thousand Nine Hundred Dollars and NO/100 (\$139,900.00) and other good and valuable considerations to the undersigned **AVALANCHE INVESTMENTS, INC., WHOSE MAILING ADDRESS IS 236 RIVER FRONT STREET, SHELBY, ALABAMA 35143**, herein referred to as Grantor, in hand paid by **DONALD W. WILLS, WHOSE MAILING ADDRESS IS 2940 HIGHWAY 45, STERRETT, ALABAMA 35147**, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, all its right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 41, according to the Amended Map of Hanna Farms as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated January 26, 2021 and recorded on February 2, 2021 at 10:42 a.m., in Instrument No. 20210202000054170, in the Probate Office of Shelby County, Alabama.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: 111 Tyler Circle, Vincent, Alabama 35178
Total Purchase Price: \$139,900.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

Shelby County, AL 10/19/2021
State of Alabama
Deed Tax: \$140.00

And the Grantor does for itself and for its successors and assigns, covenant with the said Grantee, and the heirs and assigns of the Grantee, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns, shall warrant and defend the same unto the said Grantee, and the heirs and assigns of Grantee forever, against the lawful claims of all persons except those who claim under them or under any provision of this deed.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and on its behalf, and the corporate seal to be hereunto affixed, on this the 15th day of October, 2021.

AVALANCHE INVESTMENTS, INC.


BY: Charles Rich, President

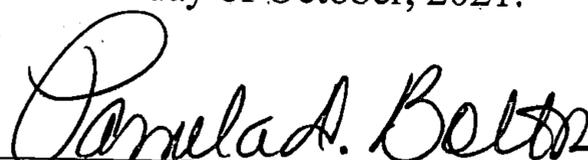
STATE OF ALABAMA

COUNTY OF TALLADEGA

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I, the undersigned authority in and for said County in said State, hereby certify that Charles Rich, whose name as President of Avalanche Investments, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same, as such officer and with full authority, voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal this the 15th day of October, 2021.


Notary Public
My Commission Expires: 9-23-2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
201 North Norton Avenue
Sylacauga, Alabama 35150
45.4057


20211019000507040 2/2 \$165.00
Shelby Cnty Judge of Probate, AL
10/19/2021 10:45:59 AM FILED/CERT