

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 212142

Send Tax Notice To: Raymond M. Foushee
Raymond C. Foushee
400 Cambrian Ridge Trl.
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **High Tide Properties, LLC, an Alabama limited liability company**, whose mailing address is 2162 Chalylbe Dr Hoover AL 35226 (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Raymond M. Foushee and Raymond C. Foushee, whose mailing address is 400 Cambrian Ridge Trail, Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **400 Cambrian Ridge Trl., Pelham, AL 35124**; to wit;

Lot 82, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

\$142,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, Michael Foushee and Benjamin Calhoun, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of January, 2022.

HIGH TIDE PROPERTIES, LLC, AN ALABAMA
LIMITED LIABILITY COMPANY

Michael Foushee
Member

Benjamin Calhoun
Member

State of Alabama

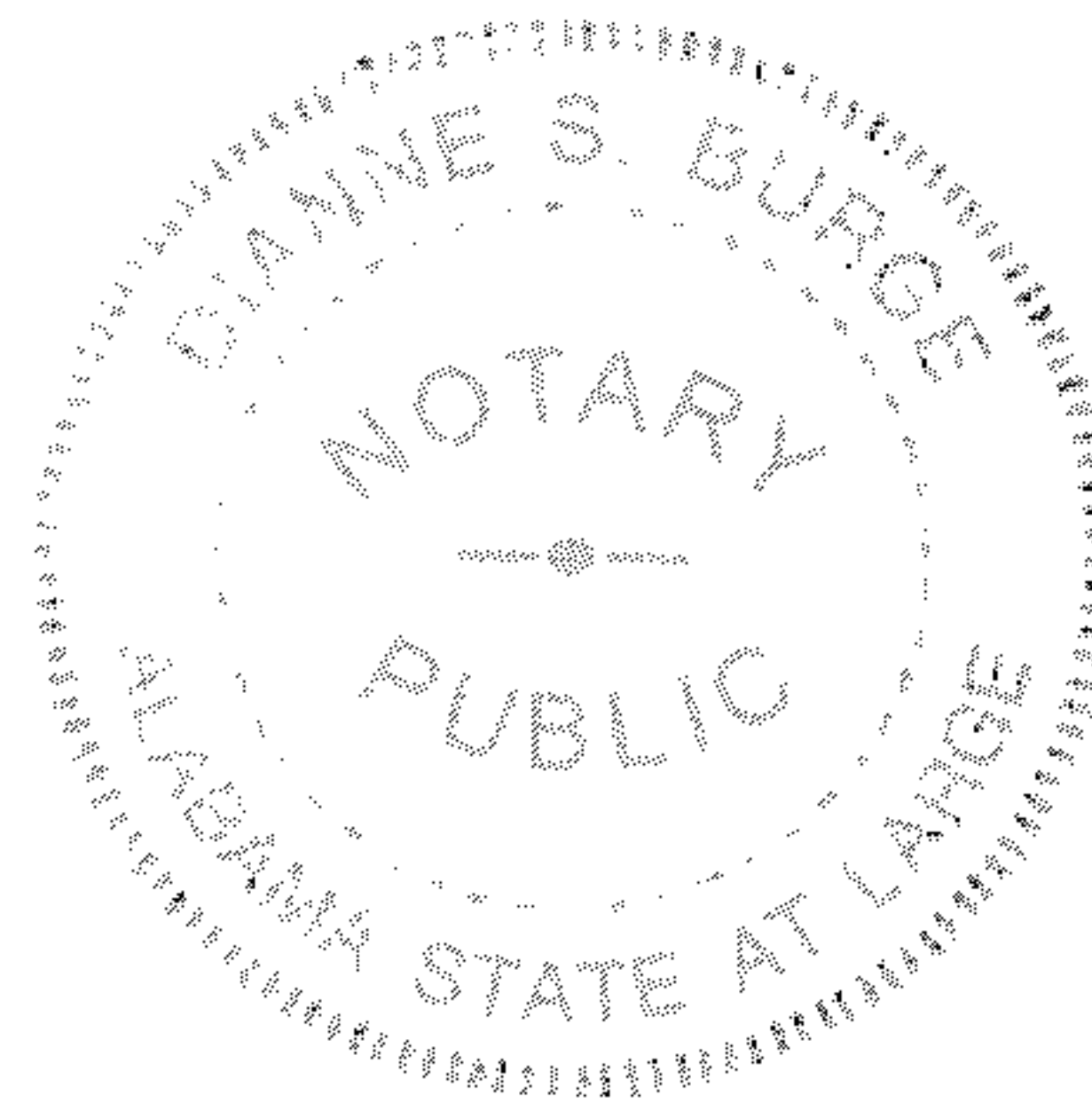
County of Jefferson

I, Dianne S. Burge a Notary Public in and for said County in said State, hereby certify that Michael Foushee and Benjamin Calhoun, as Member of High Tide Properties, LLC, an Alabama limited liability company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2022.

Dianne S. Burge
Notary Public, State of Alabama

My Commission Expires: 5/11/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/11/2022 08:39:15 AM
\$32.50 CHERRY
20220111000012220

Allie S. Bayl