

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

Send tax notice to:

Chastiti L. Penchion

1942 Venetian Way

Helena, AL35080

BHM1601057

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170124000028200

01/24/2017 07:56:47 AM

DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Forty Four Thousand Nine Hundred and 00/100 Dollars (\$144,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Tara D. Bailey, an unmarried woman**, whose mailing address is 22828 Joe May Road, Denham Springs, LA 70726 (hereinafter referred to as "Grantor"), by **Chastiti L. Penchion** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 44, according to the Survey of Dearing Downs Ninth Addition Phase IV, as recorded in Map Book 15, Page 96, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$142,274.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 20th day of January, 2017.

*Tara D. Bailey by  
her attorney in fact Dawn  
Kirkland*  
Tara D. Bailey  
by her attorney in fact  
Dawn Kirkland

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn Kirkland, whose name as Attorney in Fact for Tara D. Bailey, 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, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of January, 2017.



*Caitlin Hardee Graham*

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

My Commission Expires: APR. 14, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/24/2017 07:56:47 AM  
\$21.00 CHERRY  
20170124000028200

*James W. Fuhrmeister*