

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Paul Langeland and Venetia Langeland

4672 Cotswold Lane

Birmingham, AL 35242

BHM1700324

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170502000150520

05/02/2017 08:33:23 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Five Thousand One Hundred Seventy Five and 00/100 Dollars (\$155,175.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Scott D Schram**, a married man, whose mailing address is 413 Dovecote Circle, Birmingham, AL 35244, (hereinafter referred to as "Grantors"), by **Paul Langeland and Venetia Langeland**, whose mailing address is 4672 Cotswold Lane, Birmingham, AL 35242, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **2924 Coatbridge Lane, Birmingham, AL 35242**, to-wit:

Lot 51, Block 2, according to the Plat of Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

THIS IS NOT THE HOMEDSTEAD OF THE GRANTOR OR SPOUSE.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

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

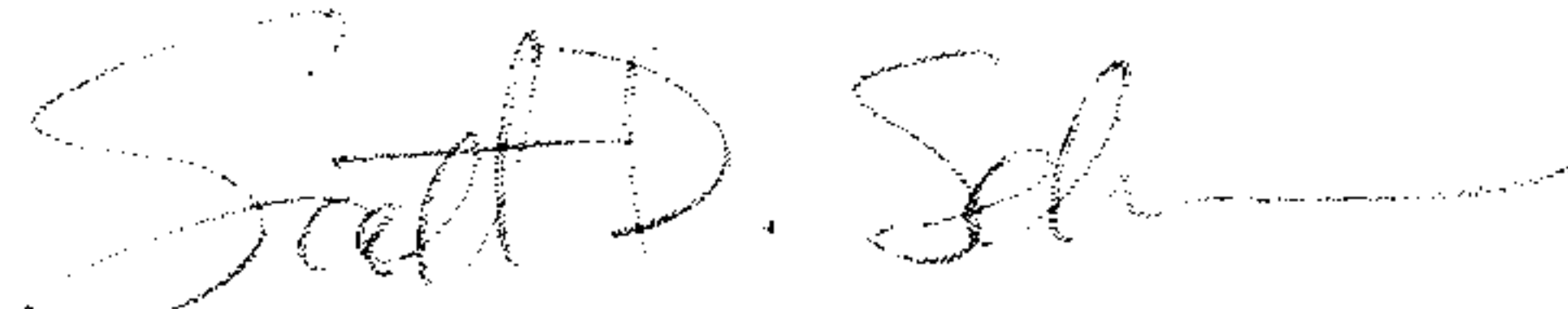
MINING AND MINERAL RIGHTS EXCEPTED.

\$124,140.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Scott D Schram**, has hereunto set his signature and seal on May 1, 2017.




Scott D Schram

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott D Schram**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of MAY, 2017.

(NOTARIAL SEAL)



Notary Public
Print Name: **CAITLIN HARDEE GRAHAM**
Commission Expires: **APR 14, 2019**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2017 08:33:23 AM
\$49.50 CHERRY
20170502000150520

