

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

Send tax notice to:

Rachel Marie Hobbs and Roy C. Hobbs III
217 Chesser Reserve Drive
Chelsea, AL 35043
BHM1700755

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170821000302060
08/21/2017 09:02:35 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Janet F. Nichols**, an unmarried woman, whose mailing address is 217 CHESSER RESERVE DR., CHELSEA, AL 35043, (hereinafter referred to as "Grantors"), by **Rachel Marie Hobbs, also known as Rachel Marie Mathews Hobbs, and Roy C. Hobbs, III**, whose mailing address is 217 Chesser Reserve Drive, Chelsea, AL 35043, (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 **217 Chesser Reserve Drive, Chelsea, AL 35043**, to-wit:

Lot 115, according to the Map and Survey of Chesser Reserve Phase 1, as recorded in Map Book 38, Page 115 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Covenants, Conditions and Restrictions of Chesser Reserve recorded in Instrument No. 20070710000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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.

\$174,503.00 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, **Janet F. Nichols**, has hereunto set her signature and seal on August 17, 2017.


Janet F. Nichols

STATE OF ALABAMA
COUNTY OF JEFFERSON

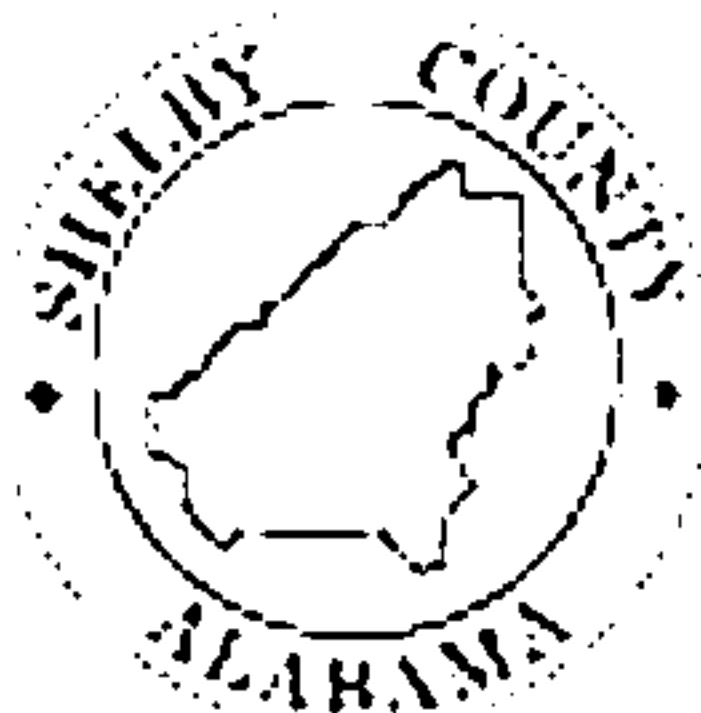
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Janet F. Nichols**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they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

Given under my hand and official seal this August 17, 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
08/21/2017 09:02:35 AM
\$23.50 CHERRY
20170821000302060

