

Reli Settlement Solutions, LLC  
1595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:  
JOSEPH CHARLES SOMMA, ESQ.  
CARIBOU NATIONAL TITLE, INC.  
2084 VALLEYDALE ROAD  
BIRMINGHAM, ALABAMA 35244  
HOV1700002

20170929000356220  
09/29/2017 03:12:34 PM  
DEEDS 1/2

PLEASE SEND TAX NOTICES TO:  
DEMETIA JONES ROOKS  
145 THE HEIGHTS DRIVE  
CALERA, ALABAMA 35040

# CORPORATION WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Ten Thousand, Eight Hundred and Seventy Dollars and No/100 Dollars (\$110,870.00)** the amount of which can be verified by the sales contract between the two parties, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Townside Properties, LLC** whose address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Demetia Jones Rooks** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 12, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.**

Property address: 145 The Heights Drive, Calera, Alabama 35040

**\$107,543.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

**TO HAVE AND TO HOLD** unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

**IN WITNESS WHEREOF**, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 28<sup>th</sup> day of September, 2017.

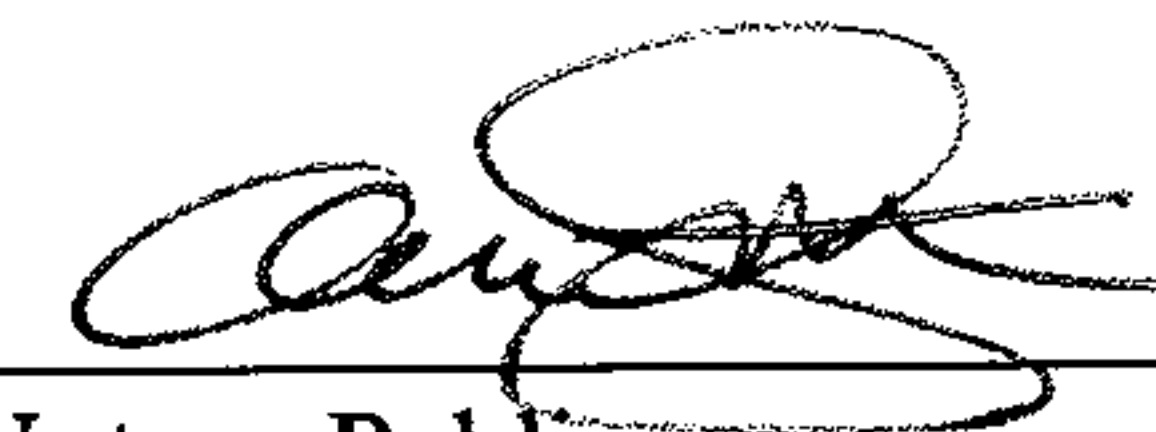
  
Townside Properties, LLC  
By: Charleen Mullen  
Its: Authorized Agent

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, hereby certify that **Charleen Mullen as Authorized Agent of Townside Properties, LLC**, whose name 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 the instrument and with full authority, she has executed the same voluntarily on the day the same bears date.

Given under my hand this <sup>29<sup>th</sup></sup><sub>28</sub> day of September, 2017.

  
Notary Public  
My commission expires: APR. 14, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/29/2017 03:12:34 PM  
\$21.50 DEBBIE  
20170929000356220

