

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20190610000203110
06/10/2019 02:30:18 PM
DEEDS 1/2

Send tax notice to:
Gretchen Showalter
115 Hollow Ct.
Calera, AL 35040-4015
HOV1900180

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Six Thousand Nine Hundred and 00/100 Dollars (\$156,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Bridgetopia, LLC, a Delaware Limited Liability Company**, whose mailing address is 2084 Valleydale Rd., Birmingham, AL 35244 (hereinafter referred to as "Grantor") by **Gretchen Showalter** (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 136, according to the map or plat of Survey of Old Ivy Subdivision, Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Instrument No. 20051027000561200 and Map Book 36, Page 6-A and 6-B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$154,055.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, Grantor, Bridgetopia, LLC, a Delaware limited liability company, by Charleen Mullen, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 7th day of June, 2019.

Bridgetopia, LLC, a Delaware limited
liability company

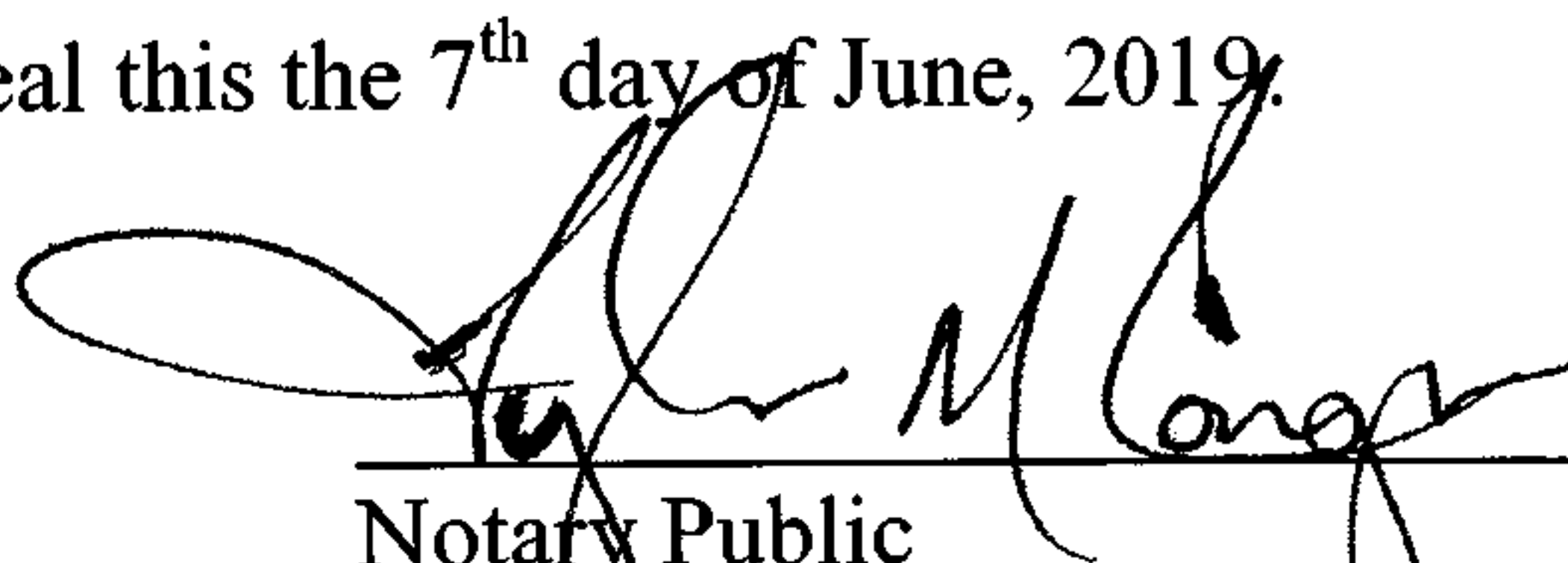


By: Charleen Mullen
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charleen Mullen, whose name as Authorized Agent of Bridgetopia, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 7th day of June, 2019.

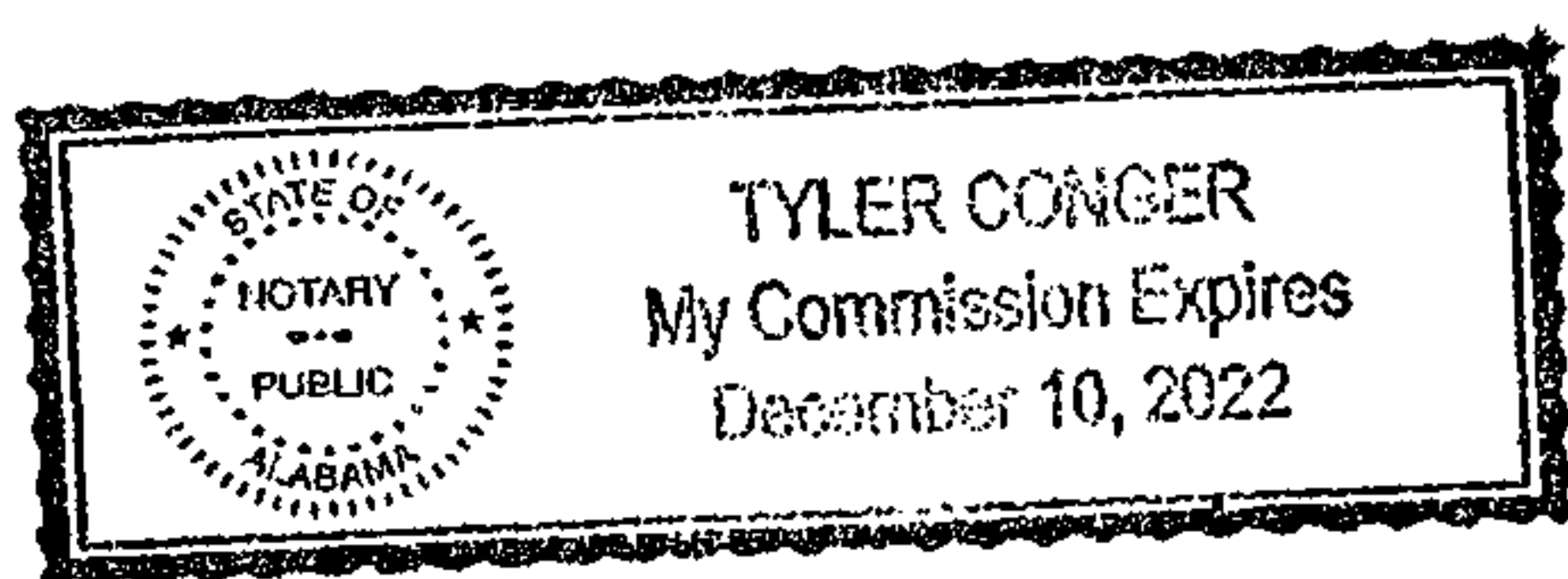


Notary Public

Print Name: TYLER M CONGER

Commission Expires:

12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2019 02:30:18 PM
\$21.00 CHERRY
20190610000203110

Allen S. Bayl