

Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 600  
Birmingham, Alabama 35243

Send tax notice to:

BHM1600750-T  
Matthew James Graves  
Candise Denise Graves  
204 Shalimar Circle  
Alabaster, AL 35007  
BHM1600750-T

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

State of Alabama  
County of Shelby

20160928000355670  
09/28/2016 01:12:18 PM  
DEEDS 1/2

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Eight Thousand Nine Hundred and 00/100 Dollars (\$138,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Christopher Powell and Sabrina Powell, husband and wife, whose mailing address is: 204 Shalimar Circle, Alabaster, AL 35007** (hereinafter referred to as "Grantors"), by **Matthew James Graves and Candise Denise Graves** (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, to-wit:

**Lot 23, according to the Survey of Shalimar Point, as recorded in Map Book 14, Page 105, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$136,383.00 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, Grantors Christopher Powell and Sabrina Powell have hereunto set their signatures and seals on September 21, 2016.

*Christopher Powell*  
Christopher Powell

*Sabrina Powell*  
Sabrina Powell

STATE OF ALABAMA  
COUNTY OF Jefferson

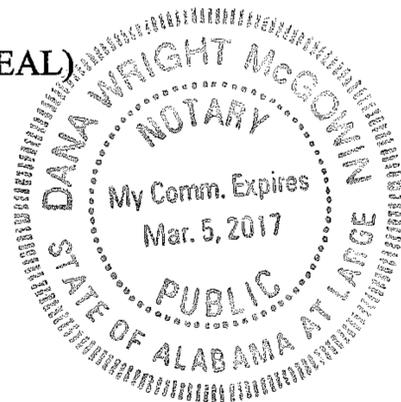
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Powell and Sabrina Powell, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said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

Given under my hand and official seal this the 21<sup>st</sup> day of September, 2016

*[Signature]*  
\_\_\_\_\_  
Notary Public

Print Name: Dana Wright McGowin  
Commission Expires: 3/5/17

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/28/2016 01:12:18 PM  
\$21.00 CHERRY  
20160928000355670

*[Signature]*