

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

Send tax notice to:

Michael G. Shults and Olivia C. Shults

40 Lake View Cir.

Vandiver, AL 35176-7014

BHM1600005

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20160929000356120

09/29/2016 08:00:47 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Jill Brasher Howell, an unmarried woman, whose mailing address is: 143 Narrows Creek Dr., Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Michael G. Shults and Olivia C. Shults** (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:

Commence at the SE corner NE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run N 87 degrees 30 minutes E along the South line for a distance of 565.0 feet; thence run N 51 degrees 50 minutes E a distance of 74.95 feet to the Point of Beginning; thence run S 72 degrees 43 minutes E and along the North side of a county gravel road a distance of 95.68 feet; thence run N 72° degrees 09 minutes E along said road a distance of 104.44 feet; thence run N 21 degrees 23 minutes E a distance of 86.23 feet; thence run N 11 degrees 15 minutes E a distance of 100.0 feet; thence run N 81 degrees 15 minutes E a distance of 165.0 feet to the Southwest corner of the Robert Parker land; thence run N 15 degrees 45 minutes W along the West line of said Parker land a distance of 386.58 feet; thence run S 50 degrees 15 minutes W a distance of 100 feet; thence run S 15 degrees 45 minutes E a distance of 40.0 feet; thence run S 57 degrees 41 minutes W a distance of 380.0 feet; thence run S 17 degrees 31 minutes E a distance of 287.9 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

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.

\$128,250.00 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 Jill Brasher Howell has hereunto set her signature and seal on September 28, 2016.



Jill Brasher Howell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill Brasher Howell, 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 28th day of September, 2016.

(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
09/29/2016 08:00:47 AM
\$25.00 CHERRY
20160929000356120

