

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

Send tax notice to:
Patrick K. Werrlein and Kerri Werrlein
1084 Greymoor Road
Birmingham, AL 35242
BHM1600719-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

20161005000366800
10/05/2016 02:33:43 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Fifty Thousand and 00/100 Dollars (\$1,050,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Larry G Boggs and Mindy M Boggs, husband and wife, whose mailing address is 1134 FERRELL RD NE ATLANTA GA 30324 (hereinafter referred to as "Grantors"), by Patrick K. Werrlein and Kerri Werrlein whose mailing address is 1084 Greymoor Road, Birmingham, AL 35242 (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 1084 Greymoor Road, Birmingham, AL 35242 to-wit:

Lot 52, according to the Survey of Greystone 5th, Sector, Phase I, as recorded in Map Book 17, Page 72 A, B & C in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniels Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

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.

\$892,500.00 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 Larry O Boggs and Mindy M Boggs have hereunto set their signatures and seals on 10/3/16, 2016.



Larry O Boggs


Mindy M Boggs

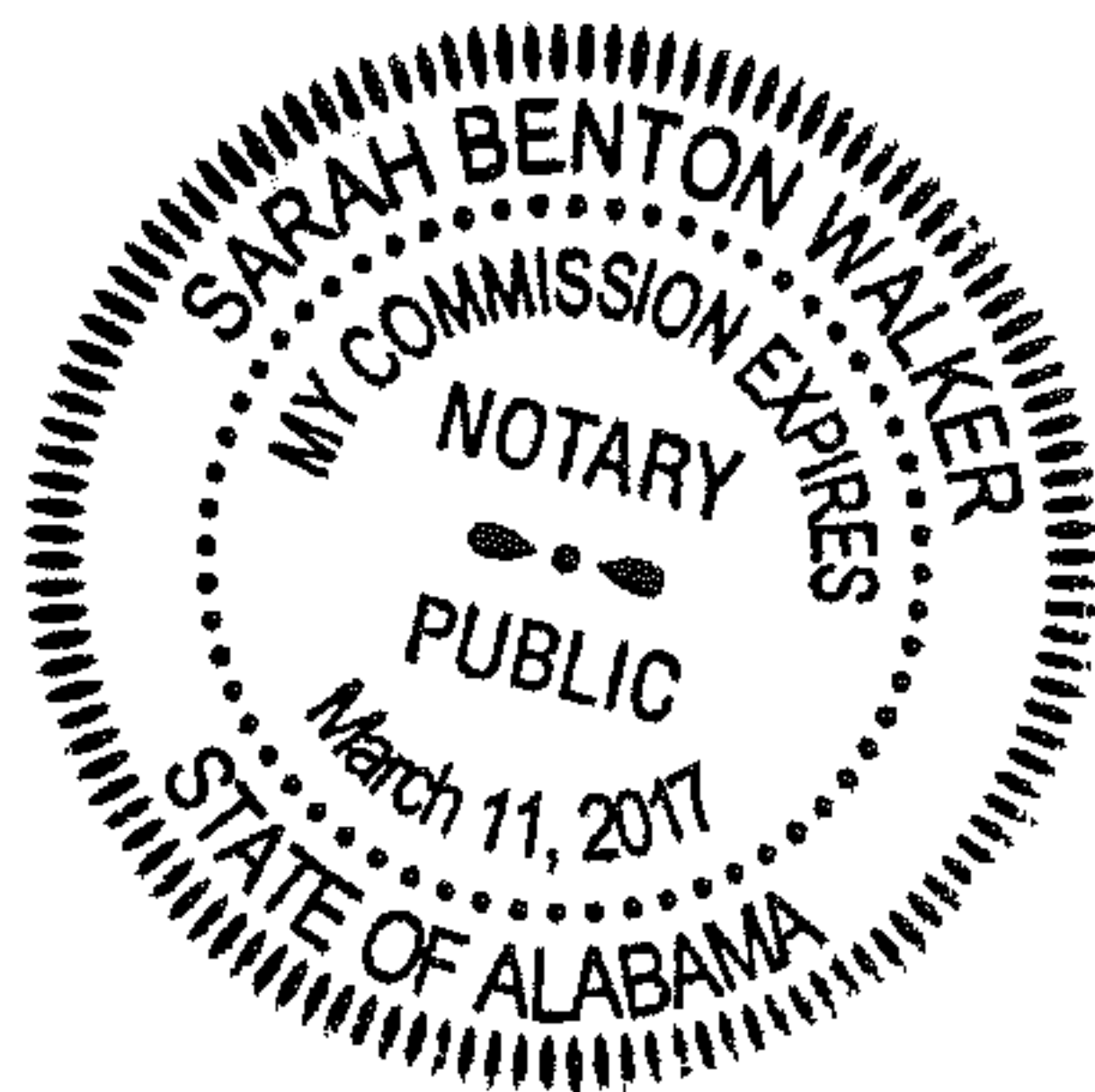
STATE OF Alabama
COUNTY OF State at Large

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry O Boggs and Mindy M Boggs, 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 3rd day of October, 2016.


Notary Public
Print Name: Sarah B. Walker
Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/05/2016 02:33:43 PM
\$175.50 DEBBIE
20161005000366800

