

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:
Roger G. West and Joelyn C. West
1041 Linkside Drive
Hoover, AL 35242
BHM1600947

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

State of Alabama
County of Shelby

20161201000438440
12/01/2016 11:31:38 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Four Thousand and 00/100 Dollars (\$324,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kathleen O. Benton**, a married woman, whose mailing address is 1539 WINDCREEK FARM RD, ALEXANDER CITY, AL 35010 (hereinafter referred to as "Grantors"), by **Roger G. West and Joelyn C. West**, whose mailing address is 1041 Linkside Drive, Hoover, 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 **1041 Linkside Drive, Hoover, AL 35242**, to-wit:

Lot 22, according to the Survey of Linkside at Greystone, as recorded in Map Book 17, Page 32, in the Probate Office of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$259,200.00 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.

20161201000438440 12/01/2016 11:31:38 AM DEEDS 2/2

IN WITNESS WHEREOF, Grantors, **Kathleen O. Benton**, have hereunto set their signatures and seals on NOVEMBER 30, 2016.

Kathleen O. Benton
Kathleen O. Benton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathleen O. Benton**, 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 30 day of NOVEMBER, 2016.

(NOTARIAL SEAL)

Caitlin Hardee
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
12/01/2016 11:31:38 AM
\$83.00 CHERRY
20161201000438440

J.W. Fuhrmeister