

NEW SETTLEMENT SOLUTIONS, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

Send tax notice to:  
Arthur L. Nesmith and Caneil Nesmith  
256 Stonecreek Way  
Helena, AL 35080  
BHM1600997

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

State of Alabama  
County of Shelby

20161201000439260  
12/01/2016 02:00:32 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eighty Three Thousand and 00/100 Dollars (\$183,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Andrew J. Rigsby, an unmarried man**, whose mailing address is 256 Stonecreek Way, Helena, AL 35080 (hereinafter referred to as "Grantors"), by **Arthur L. Nesmith and Caneil Nesmith** (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 1540, according to the Map and Survey of Old Cahaba IV, 2nd Addition, Phase Two, recorded in Map Book 33, Page 131, in the Office of the Judge of Probate of 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.

**\$179,685.00 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 Andrew J. Rigsby has hereunto set his signature and seal on November 30, 2016.

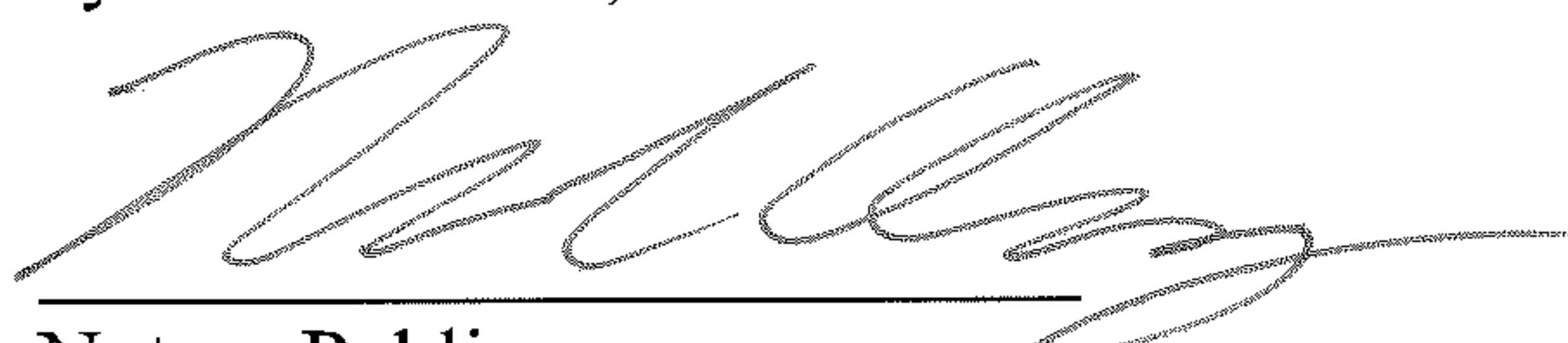
  
Andrew J. Rigsby

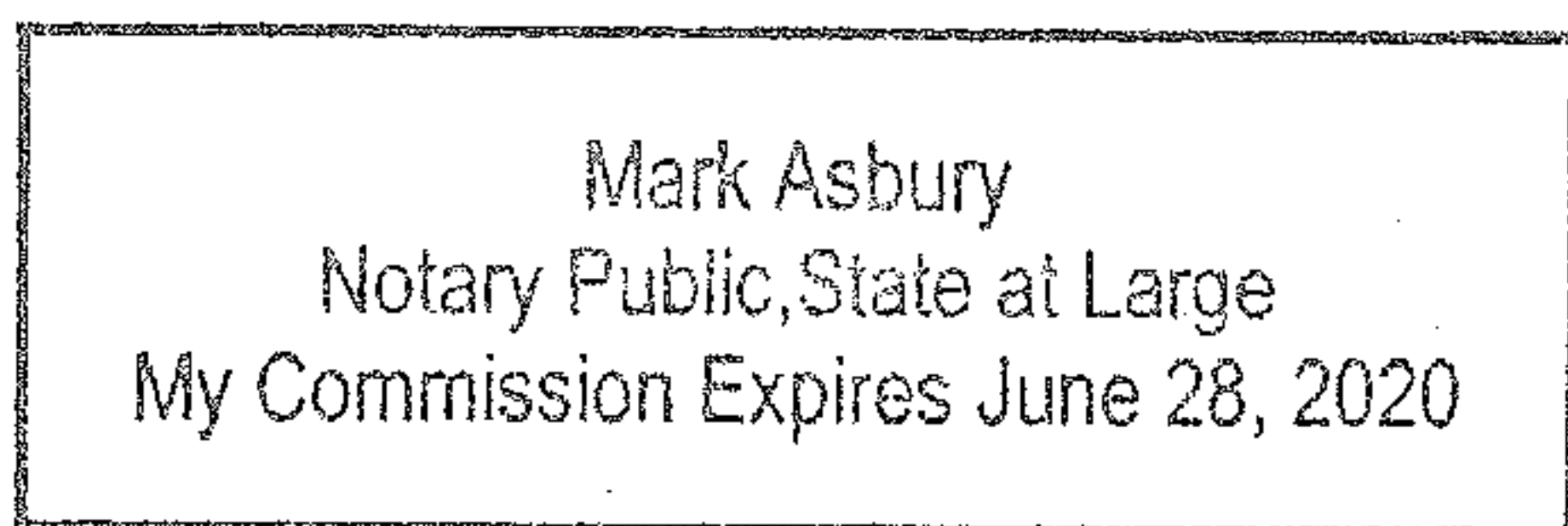
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew J. Rigsby, 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 30<sup>th</sup> day of November, 2016.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: *Mark Asbury*  
Commission Expires: *6-28-20*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/01/2016 02:00:32 PM  
\$21.50 CHERRY  
20161201000439260

