

**Reli Settlement Solutions, LLC**

**3595 Grandview Parkway, Suite 275**

**Birmingham, Alabama 35243**

Send tax notice to:

Chase Moseley and Jessica Moseley

932 Frontier Dr.

Pelham, AL 35124

BHM1600999

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

**20161202000441660**

**12/02/2016 02:18:17 PM**

**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirty Four Thousand Three Hundred and 00/100 Dollars (\$134,300.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Arthur Loyd Nesmith Jr. and Caneil D. Nesmith, husband and wife**, whose mailing address is 256 Stonecreek Way, Helena, AL 35080 (hereinafter referred to as "Grantors"), by **Chase Moseley and Jessica Moseley** (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 13, Block 1, Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, Page 93, in the Probate Office 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.

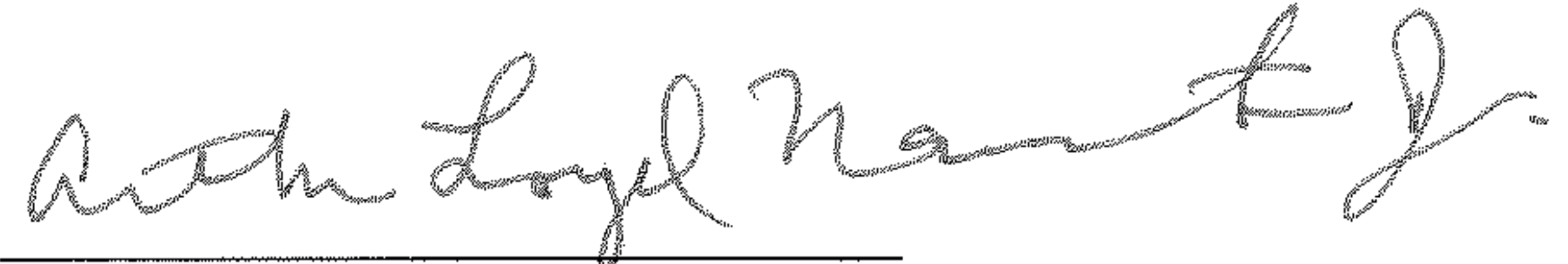
**\$131,866.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

Arthur Loyd Nesmith, Jr. and Caneil D. Nesmith are the surviving grantees of that certain deed recorded in Instrument No. 1997-21480, the other grantee, Joyce L. Nesmith having died on or about January 16, 2000.

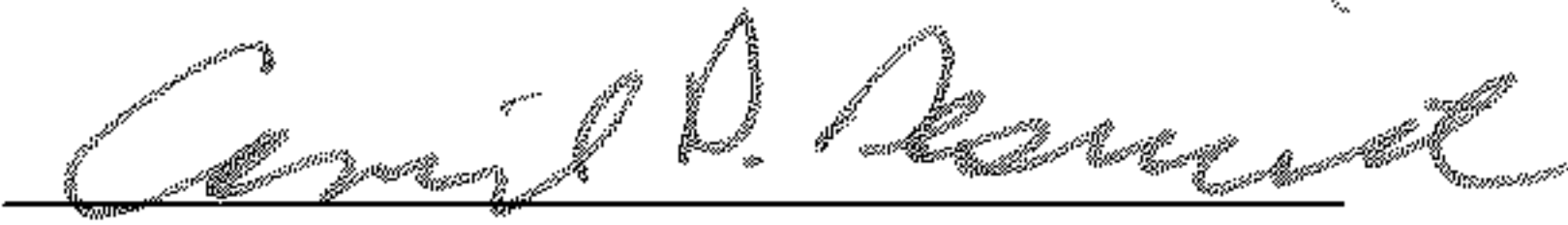
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 Arthur Loyd Nesmith Jr. and Caneil D. Nesmith have hereunto set their signatures and seals on November 30, 2016.



Arthur Loyd Nesmith Jr.




Caneil D. Nesmith

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur Loyd Nesmith Jr. and Caneil D. Nesmith, 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.

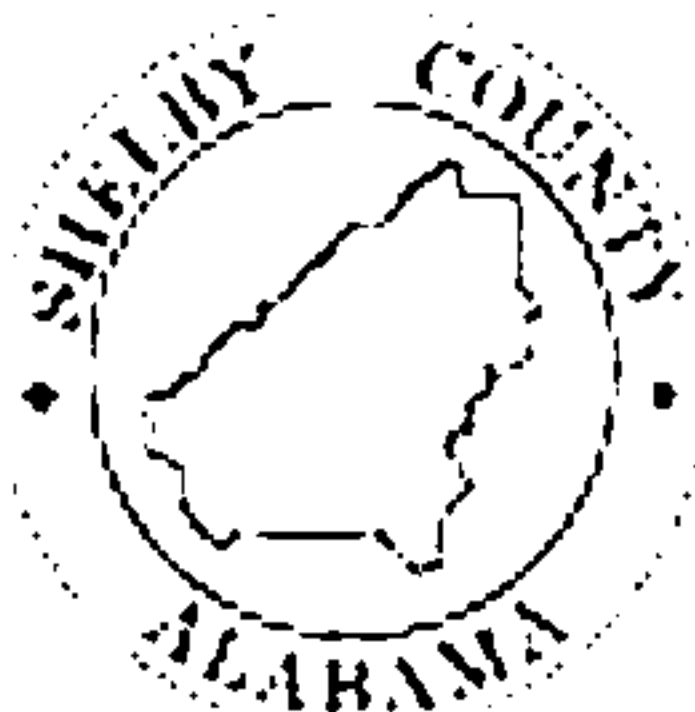
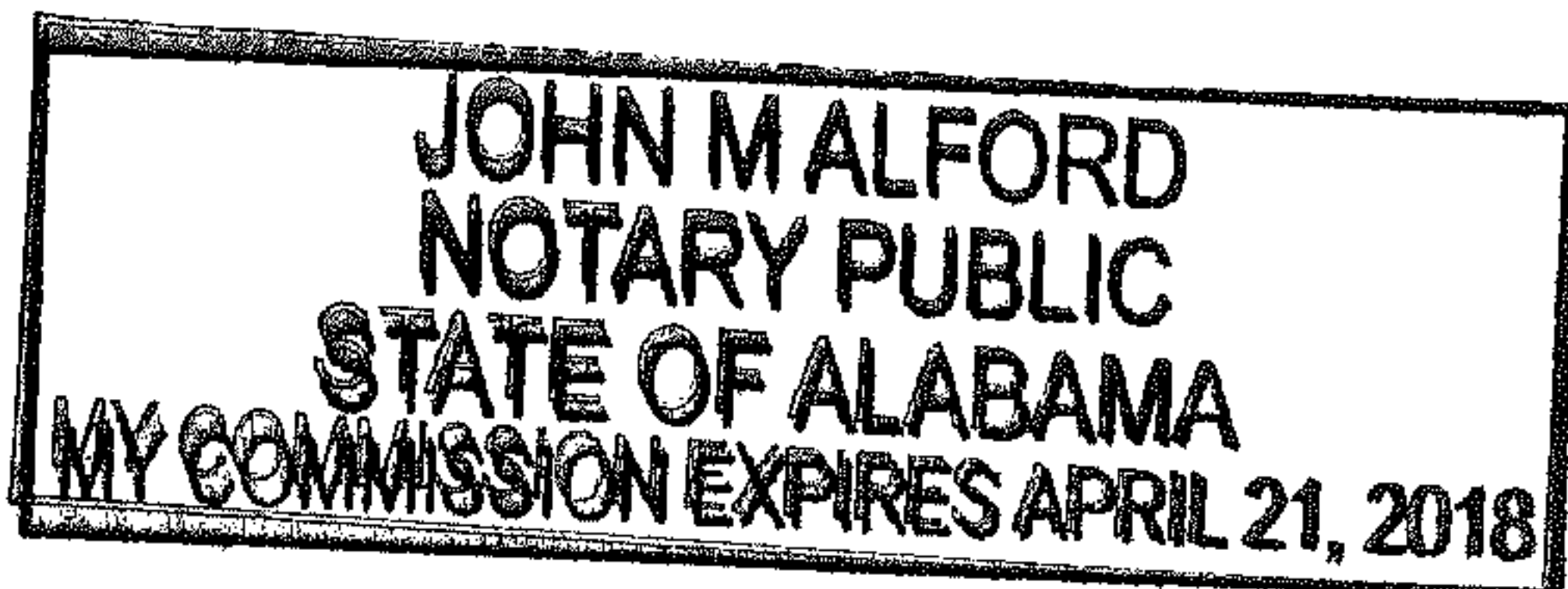


Notary Public

Print Name:

Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/02/2016 02:18:17 PM  
\$20.50 CHERRY  
20161202000441660

