

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

Send tax notice to:
Samuel L. Duncan
2095 Stone Brook Drive
Birmingham, AL 35242
BHM1600924

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

STATE OF ALABAMA
SEHLBY COUNTY

20161205000443900
12/05/2016 02:25:03 PM
WARRANTY DEED DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$212,500.00)**, the amount of which can be verified by the sales contract, in hand paid to the undersigned, **William Charles Smith and Joan Carol Smith**, husband and wife, whose mailing address is 1031 PARKWOOD ROAD, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor"), by **Samuel L. Duncan**, whose mailing address is 2095 Stone Brook Drive, Birmingham, AL 35242, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **2095 Stone Brook Drive, Birmingham, AL 35242**, to-wit:

Lot 12-A, according to the Survey of Stone Brook First Sector, as recorded in Map Book 13, page 135, 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.
MINERAL AND MINING RIGHTS EXCEPTED.

\$191,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 2
day of DECEMBER, 2016.


William Charles Smith

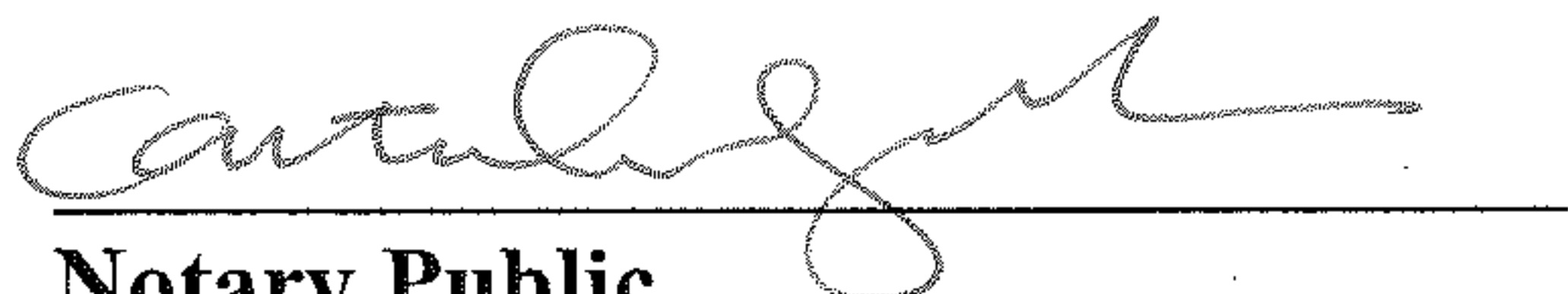

Joan Carol Smith

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Charles Smith and Joan Carol Smith**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 2 day of DECEMBER, 2016.

(Notary 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
12/05/2016 02:25:03 PM
\$39.50 CHERRY
20161205000443900

