

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

Send tax notice to:
Martin Glenn Hernandez and Sandra Hernandez
210 Coast Line Dr.
Seal Beach, CA 90740
BHM1600620

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

State of Alabama
County of Shelby

20161215000456380
12/15/2016 08:38:14 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That is consideration of **One Hundred Thirteen Thousand and 00/100 Dollars (\$113,000.00)** the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Spartan Invest, LLC**, whose mailing address is 1110 – 23rd St. S., Birmingham, AL 35205 (hereinafter referred to as “Grantor”) by **Martin Glenn Hernandez and Sandra Hernandez** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 123 Phillips Cir., Columbiana, AL 35051, to-wit:

Lot 5, Block 2, according to the Survey of Columbiana Homes, Inc., as recorded in Map Book 3, Page 82, 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.

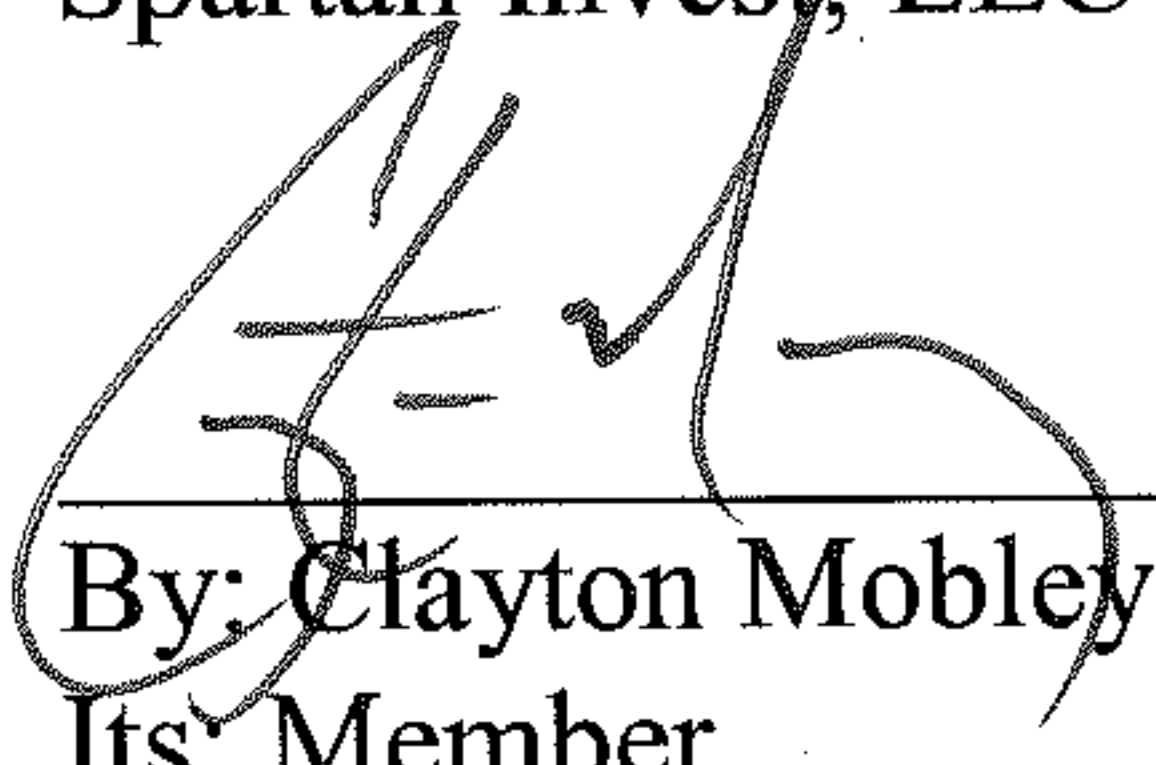
\$90,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, Grantor, Spartan Invest, LLC, by Clayton Mobley, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 2nd day of December, 2016.

Spartan Invest, LLC


By: Clayton Mobley
Its: Member

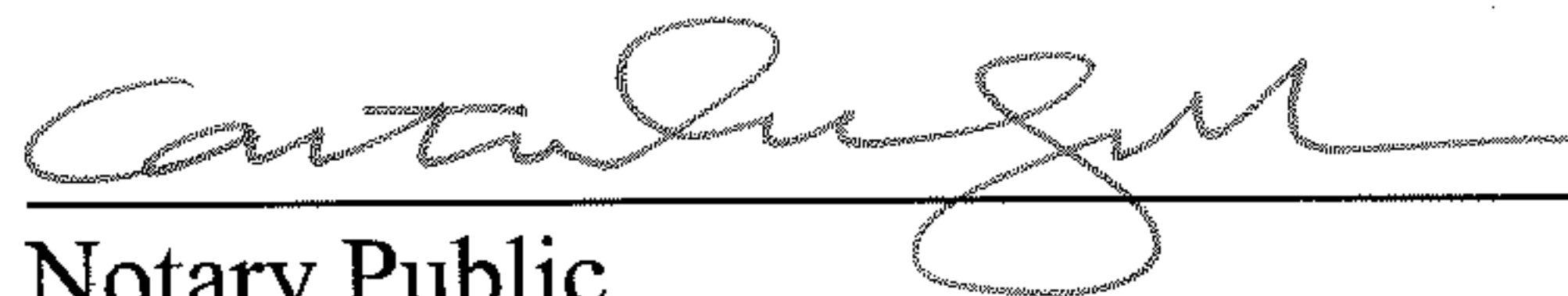
20161215000456380 12/15/2016 08:38:14 AM DEEDS 2/2

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clayton Mobley, whose name as Member of Spartan Invest, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

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





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
12/15/2016 08:38:14 AM
\$41.00 CHARITY
20161215000456380

