


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

Send tax notice to:  
Brett Bastin and Jessica Bastin  
252 Strathaven Lane  
Pelham, AL 35124  
BHM1601048

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

  
20170110000008470 1/2 \$30.50  
Shelby Cnty Judge of Probate, AL  
01/10/2017 01:04:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Lynne Gould and Michael P. Gould, wife and husband**, whose mailing address is 18 Sadlers Meadow, Over Whitacre, Birmingham, B46 2NQ, England (hereinafter referred to as "Grantors"), by **Brett Bastin and Jessica Bastin** (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 1620, according to the Final Plat Strathaven at Ballantrae Phase 1, as recorded in Map Book 37, Page 128, 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.

**\$237,405.00 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, Grantors Lynne Gould and Michael P. Gould have hereunto set their signatures and seals on January 5, 2017.

Shelby County, AL 01/10/2017  
State of Alabama  
Deed Tax:\$12.50

*Lynne Gould by her attorney in fact*  
Lynne Gould  
by her attorney in fact  
Gabriel Henderson  
*fact Gabriel Henderson*

*Michael P. Gould by his attorney in fact*  
Michael P. Gould  
by his attorney in fact  
Gabriel Henderson  
*fact Gabriel Henderson*

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gabriel Henderson, whose name as Attorney in Fact for Lynne Gould and Michael P. Gould, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of January, 2017.



*Caitlin Hardee Graham*  
Notary Public

Print Name: CAITLIN HARDEE GRAHAM  
My Commission Expires: APR. 14, 2019

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