


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

Send tax notice to:
Erica T. Denson
240 Willow View Circle
Wilsonville, AL 35186
BHM1601039

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


20170110000008560 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
01/10/2017 01:04:27 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Eight Thousand Five Hundred and 00/100 Dollars (\$188,500.00)**, the amount which can be verified by the sales contract, in hand paid to the undersigned, **Scott Boston and Patricia Boston**, husband and wife, whose mailing address is 2412 MARTIN DR, NICEVILLE, FL 32578, (hereinafter referred to as "Grantor"), by **Erica T. Denson**, whose mailing address is 240 Willow View Circle, Wilsonville, AL 35186, (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 240 Willow View Circle, Wilsonville, AL 35186, to-wit:

Lot 235, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, 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.
MINERAL AND MINING RIGHTS EXCEPTED.

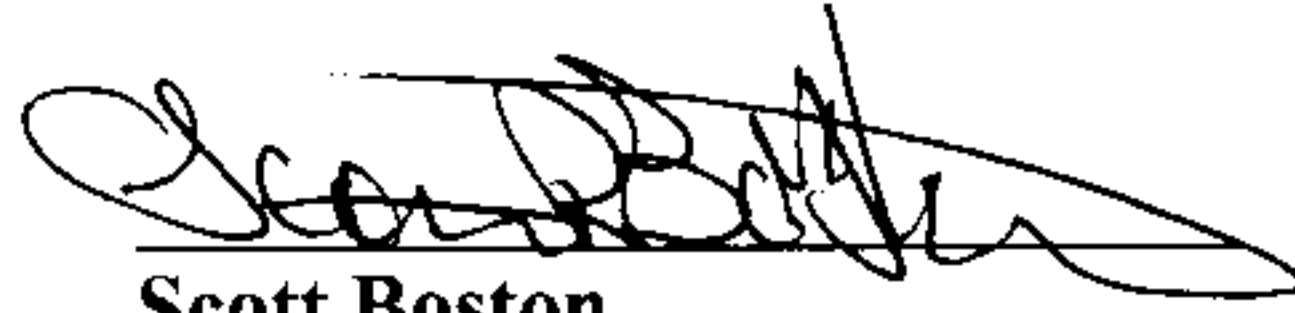
\$185,085.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$3.50

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 22
day of DECEMBER, 2014


Scott Boston


Patricia Boston

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott Boston and Patricia Boston**, 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 22 day of DECEMBER, 2014

(Notary Seal)




Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR - 14, 2019




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