

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

Send tax notice to:
Blue Dolphin Beach Resort, Ltd.
712 KENWOOD DR.
BIRMINGHAM, AL 35124
BHM1700006

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

STATE OF ALABAMA
SHELBY COUNTY

20170118000022840
01/18/2017 02:59:14 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$412,500.00)**, the amount of which can be verified by the sales contract, in hand paid to the undersigned, **Patricia Ann Doblar**, an unmarried person, whose mailing address is 2541 WOODFERN CIRCLE, HOOVER, AL 35244 (hereinafter referred to as "Grantor"), by **Blue Dolphin Beach Resort, Limited**, whose mailing address is 2541 WOODFERN CIRCLE, HOOVER, AL 35244 (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 **2541 Woodfern Circle, Hoover, AL 35244**, to-wit:

Lot 3202, according to the Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14, Page 53, 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.

\$0.00 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, its successors and/or 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, its successors and/or assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, its successors and/or assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 17 day of JANUARY, 2017.

Patricia Ann Doblal
Patricia Ann Doblal

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia Ann Doblal**, 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 17 day of JANUARY, 2017

(Notary Seal)

Caitlin Hardee Graham

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
01/18/2017 02:59:14 PM
\$430.50 CHERRY
20170118000022840

James W. Fuhrmeister