

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

Send tax notice to:
David L. Foster
409 Weatherly Club Drive
Pelham, AL 35124
BHM1601095

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

**STATE OF ALABAMA
SHELBY COUNTY**

WARRANTY DEED


20170127000033740 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/27/2017 02:19:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Four Thousand Nine Hundred and 00/100 Dollars (\$244,900.00)**, the amount of which can be evidenced by the sales contract, in hand paid to the undersigned, **Sheri Rumphrey**, an unmarried woman, whose mailing address is **415 FOREST LAKES DR., STEPPE T, AL 35147** (hereinafter referred to as "Grantor"), by **David L. Foster**, whose mailing address is 409 Weatherly Club Drive, Pelham, AL 35124, (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 **409 Weatherly Club Drive, Pelham, AL 35124**, to-wit:

Parcel I:

Lot 2703, according to the Survey of Weatherly Highlands Club Drive, Sector 27, as recorded in Map Book 27, Page 98, in the Probate Office of Shelby County, Alabama.

Parcel II:

An easement on Lot 2704 of Weatherly Highlands, Club Drive, Sector 27, as recorded in Map Book 27, Page 98 in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the most Southerly corner of said Lot 2704, said point being a common front corner of Lot 2703 and Lot 2704 located on the Northwesterly right of way of Weatherly Club Drive; thence run Northwesterly along the common line of said Lots a distance of 75 feet to the Southeast corner and point of beginning of a 6 foot easement; thence continue Northwesterly along common lot line a distance of 25 feet to Southwest corner and end of said 6 foot easement.

SUBJECT TO:

**ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.**

\$250,165.00 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 27 day of JANUARY, 2017


Sheri Rumphrey

**STATE OF ALABAMA
 COUNTY OF SHELBY**



Filed and Recorded
 Official Public Records


 20170127000033740 2/2 \$19.00
 Shelby Cnty Judge of Probate, AL
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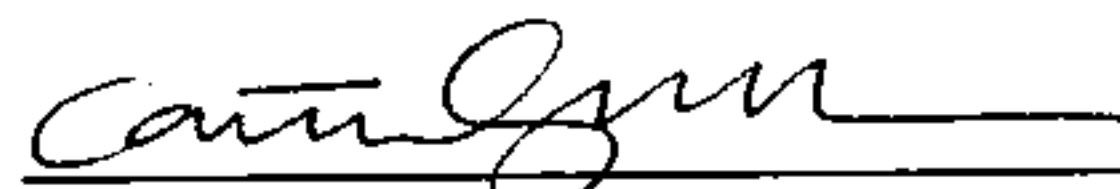
ge,



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sheri Rumphrey**, 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 27 day of JANUARY, 2017

(Notary Seal)



Notary Public

Print Name: **CAITLIN HARDEE GRAHAM**

Commission Expires: **APR. 14, 2019**

