

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243  
Send tax notice to:  
Douglas P. Cole and Ruth Cole  
3009 Shandwick Ct.  
Birmingham, AL 35242  
BHM1600995

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

State of Alabama  
County of Shelby

20170131000036790  
01/31/2017 08:21:22 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred Twenty Eight Thousand and 00/100 Dollars (\$528,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Christopher Hagness and Alison Hagness, husband and wife**, whose mailing address is 1759 Thrush Dr., Waterloo, IA 50701 (hereinafter referred to as "Grantors"), by **Douglas P. Cole and Ruth Cole** (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 18, according to the Survey of Greystone, 1st Sector, Phase IV, as recorded in Map Book 15, Page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with the non exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317, Page 260 and First Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions, recorded in Real 346, Page 942, and as amended, 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.**

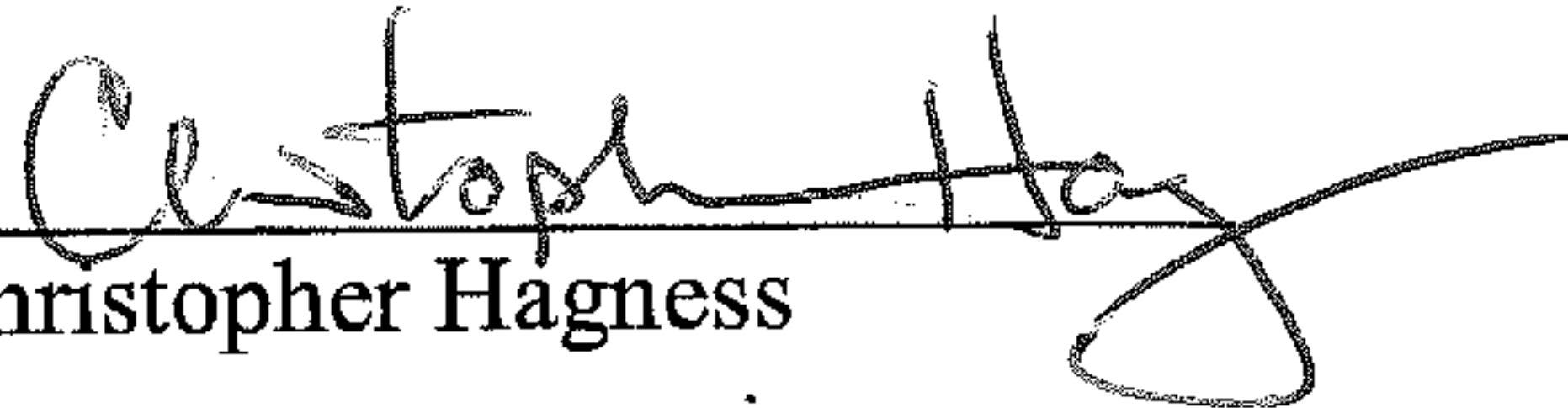
**MINING AND MINERAL RIGHTS EXCEPTED.**

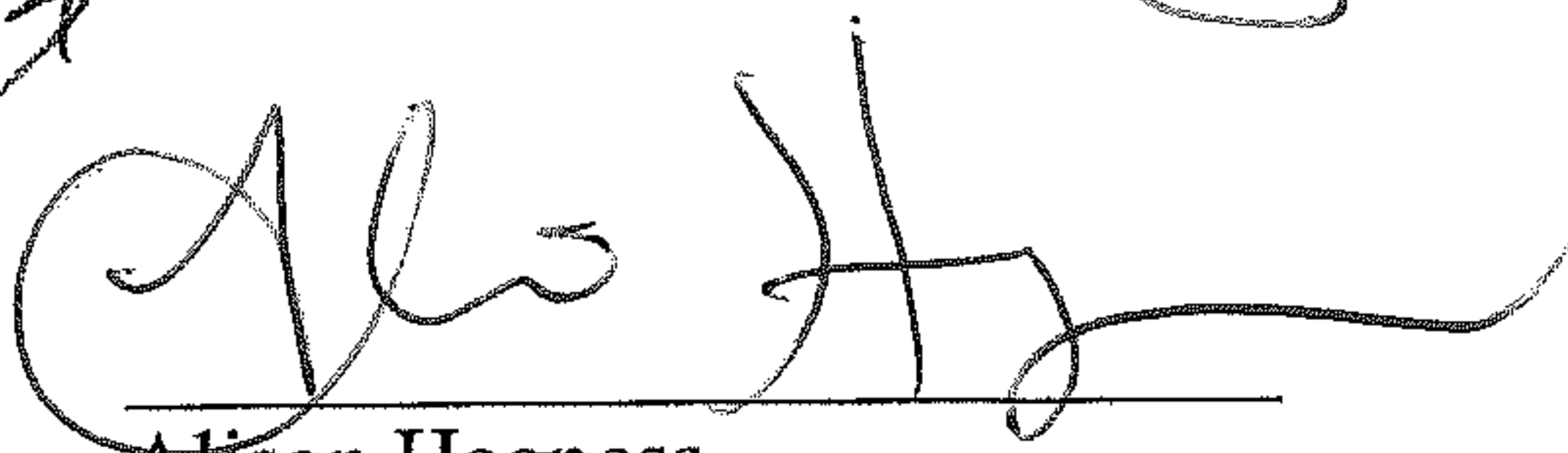
**\$417,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**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 Christopher Hagness and Alison Hagness have hereunto set their signatures and seals on January 28, 2017.

  
Christopher Hagness

  
Alison Hagness

STATE OF IOWA


COUNTY OF BLACK HAWK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Hagness and Alison Hagness, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of January, 2017.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Angel Boyer  
Commission Expires: 03/28/2017



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/31/2017 08:21:22 AM  
\$129.00 CHERRY  
20170131000036790

