

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Ernest L. Brooks and Vanessa Jean Brooks

124 Wisteria Dr.

Chelsea, AL 35043

BHM1601107

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170210000049760

02/10/2017 08:38:17 AM

WARRANTY DEED

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Twenty Thousand Five Hundred and 00/100 Dollars (\$220,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James Melton and Joanne Melton, husband and wife**, whose mailing address is

3138 RESERVE CT., VESTAVIA, AL 35243 (hereinafter referred

to as "Grantors"), by **Ernest L. Brooks and Vanessa Jean Brooks** (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 13, according to the Survey of Windstone II, as recorded in Map Book 25, Page 110, 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.

\$216,505.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

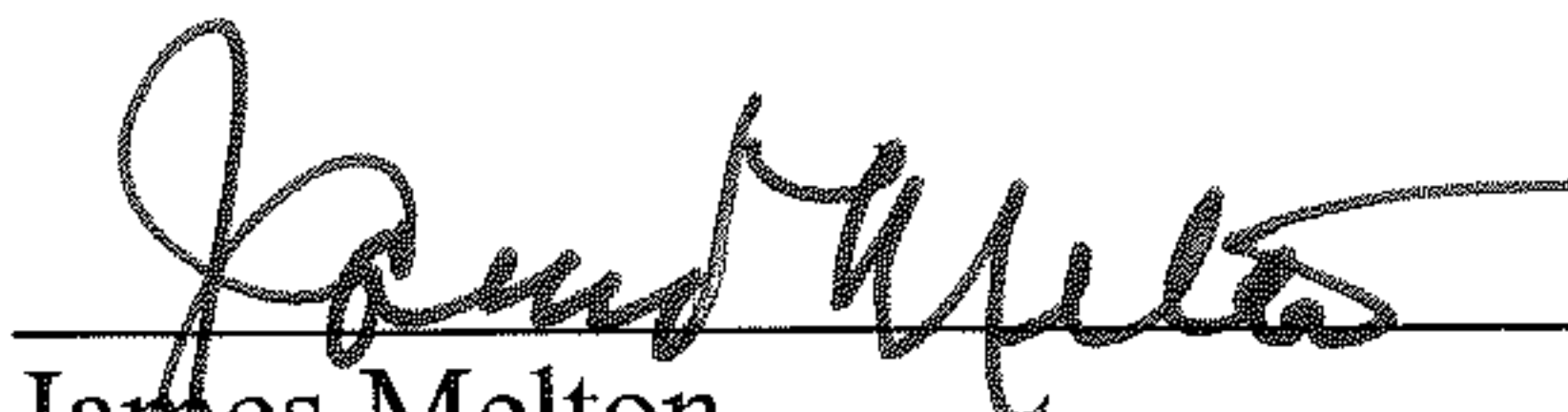
James C. Melton, Jr. and Joanne P. Melton, grantees in deed recorded in Instrument No. 1999-42482 are one and the same as James Melton and Joanne Melton, grantees in deed recorded in Instrument No. 20040609000311520; both being recorded in the Probate Office of Shelby County, Alabama.


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 James Melton and Joanne Melton have hereunto set their signatures and seals on February 9, 2017.

20170210000049760 02/10/2017 08:38:17 AM DEEDS 2/2


James Melton


Joanne Melton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Melton and Joanne Melton, 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 9th day of February, 2017.

(NOTARIAL SEAL)


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
02/10/2017 08:38:17 AM
\$22.00 CHERRY
20170210000049760

