

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

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244
BHM1700068

PLEASE SEND TAX NOTICES TO:
TRUE LAND, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

20170210000051450
02/10/2017 02:34:16 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Eighty Nine Thousand, Nine Hundred Dollars and No/100 Dollars (\$189,900.00)** the amount of which can be verified by the sales contract between the two parties, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **William R. Welch and Jennifer E. Welch, husband and wife**, whose mailing address is 3781 Creekside Way, Trussville, AL 35173 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **True Land, LLC** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Hunter Hills Phase Three, as recorded in Map Book 23, Page 79, in the Probate Office of Shelby County, Alabama.

Property address: 167 Hunter Hills Drive, Chelsea, Alabama 35043

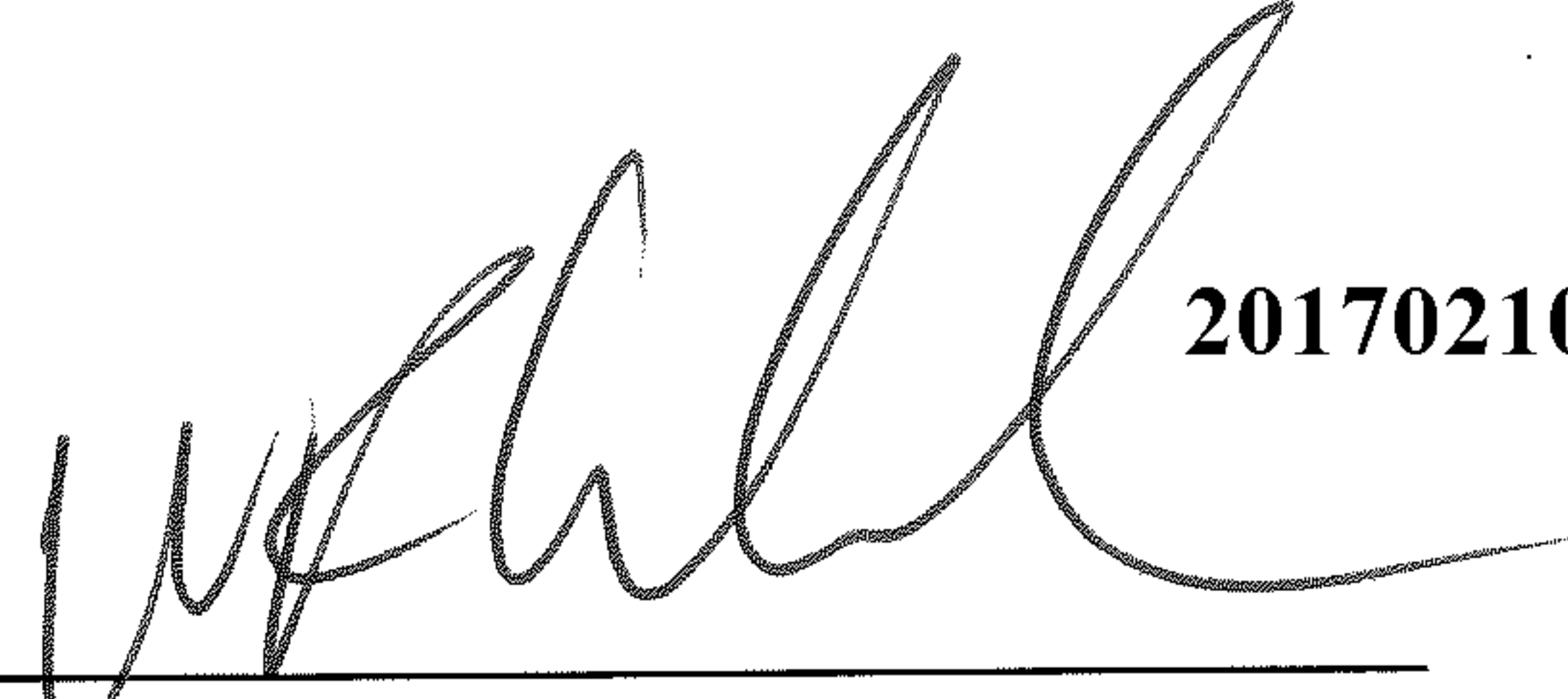
\$153,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 10th day of February, 2017.



William R. Welch

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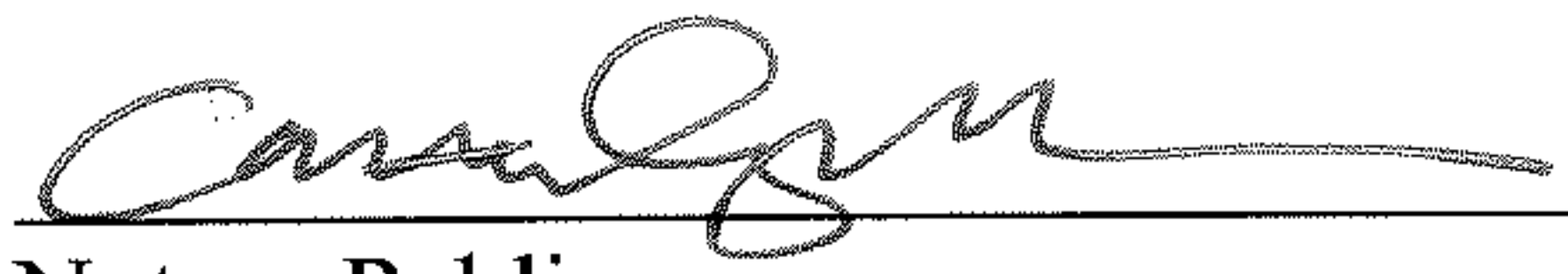
Jennifer E. Welch

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, hereby certify that **William R. Welch and Jennifer E. Welch**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they have executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of February, 2017.



Notary Public
Print Name: **CAITLIN HARDEE GRAHAM**
My commission expires: **APR. 14, 2017**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/10/2017 02:34:16 PM
\$55.00 CHERRY
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