

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Steven M. Davis and Jackie H. Davis

3116 Highland Lakes Road

Birmingham, AL 35242

BHM1700177

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

20170330000106890

03/30/2017 01:35:33 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Scott Bailey**, an unmarried man, whose mailing address is 2703 Inverness Cliffs, Birmingham, AL 35242, **and Brooke Bailey**, an unmarried woman, whose mailing address is 399 Dickerson Road, Pelham, AL 35124, (hereinafter referred to as "Grantors"), by **Steven M. Davis and Jackie H. Davis**, whose mailing address is 3116 Highland Lakes Road, Birmingham, AL 35242, (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, the address of which is **3116 Highland Lakes Road, Birmingham, AL 35242**, to-wit:

Lot 807, according to the Map of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 8th Sector, recorded as Instrument No. 1998-15147 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

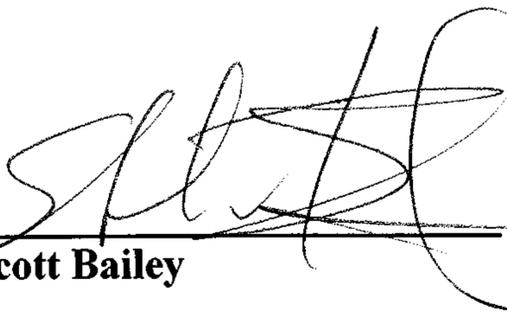
MINING AND MINERAL RIGHTS EXCEPTED.

\$323,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

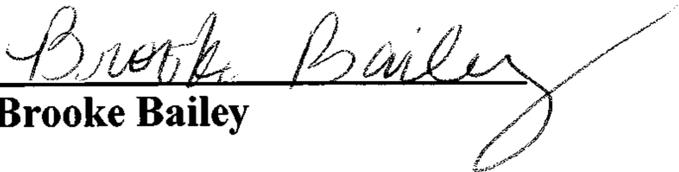
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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, Scott Bailey and Brooke Bailey, have hereunto set their signatures and seals on MARCH 30, 2017.



Scott Bailey



Brooke Bailey

**STATE OF ALABAMA
COUNTY OF JEFFERSON**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/30/2017 01:35:33 PM
\$35.00 CHERRY
20170330000106890



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott Bailey and Brooke Bailey**, 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 30 day of MARCH, 2017.

(NOTARIAL SEAL)





Notary Public
Print Name: **CAITLIN HARDEE GRAHAM**
Commission Expires: **APR. 14, 2019**