

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

Send tax notice to:

Anne Steidinger  
320 Golden Meadows Pl.  
Alabaster, AL 35007  
BHM1700240

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20170330000107110  
03/30/2017 02:35:15 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James D. Thorn, an unmarried man**, whose mailing address is 2385 Dolly Ridge Rd., Vestavia, AL 35243 (hereinafter referred to as "Grantor"), by **Anne Steidinger** (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, to-wit:

**Lot 41, Golden Meadows, according to the plat thereof, recorded in Map Book 38, Page 80, as recorded in the Office of the Judge of Probate 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.

James D. Thorn is the surviving grantee of that certain deed recorded in Instrument No. 20131107000439670, the other grantee, Ada Lou Thorn, having died on or about August 8, 2016.

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 30th day of March, 2017.

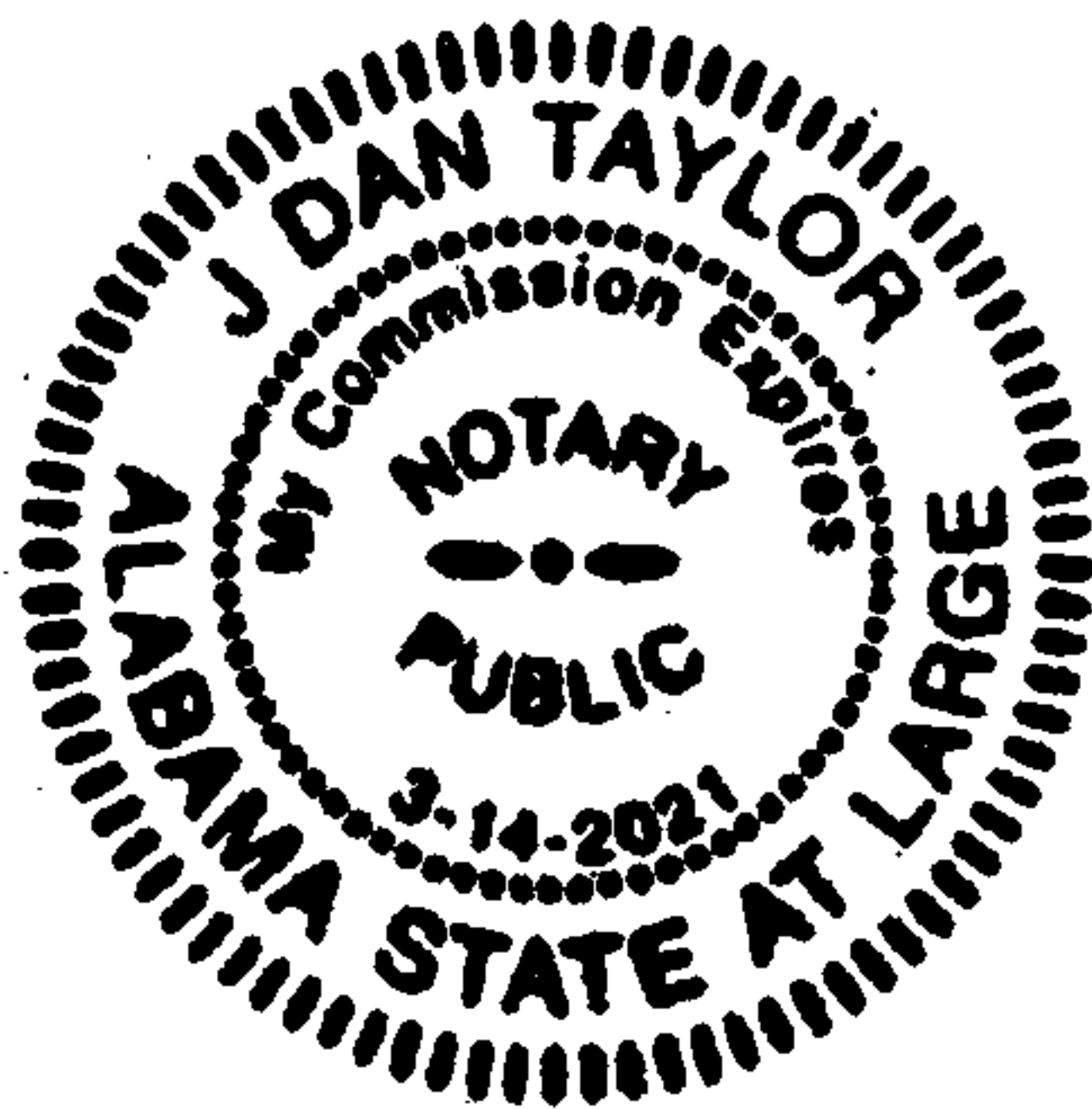
  
James D. Thorn


STATE OF ALABAMA  
COUNTY OF JEFFERSON

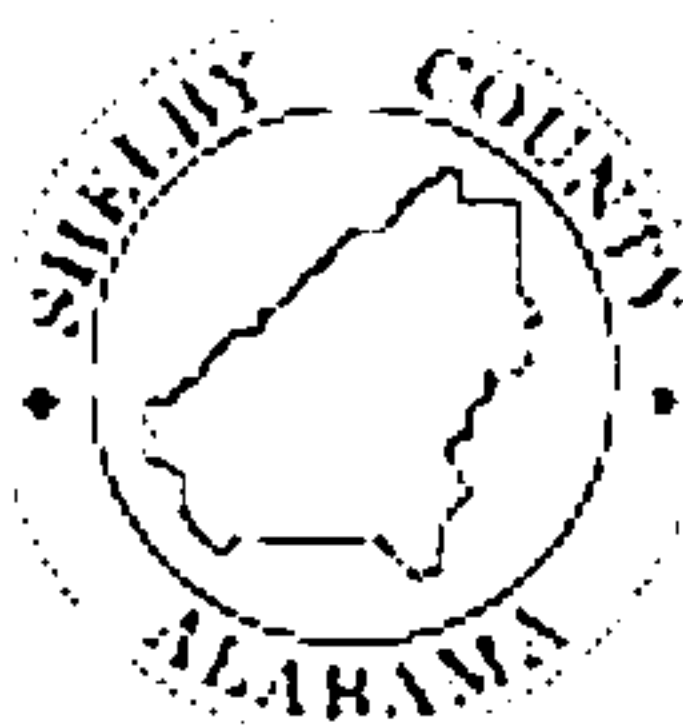
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Thorn, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30<sup>th</sup> day of March, 2017.

(Notary Seal)



  
Notary Public  
Print Name:  
Commission Expires: 3-14-21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/30/2017 02:35:15 PM  
\$263.00 CHERRY  
20170330000107110

