

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

Send tax notice to:
Katheryne Buchanan and Matthew Buchanan
2034 Wild Flower Drive
Hoover, AL 35244
BHM1700219

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

State of Alabama
County of Shelby

20170413000126070
04/13/2017 01:27:59 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Jonathan D. Corliss and Ashley Mandeville, husband and wife**, whose mailing address is 21650 Bellhaven Way, Estero, FL 33928 (hereinafter referred to as "Grantors"), by **Katheryne Buchanan and Matthew Buchanan** (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 127, according to the Survey of Fourth Addition to Riverchase West, as recorded in Map Book 7, Page 156, 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.

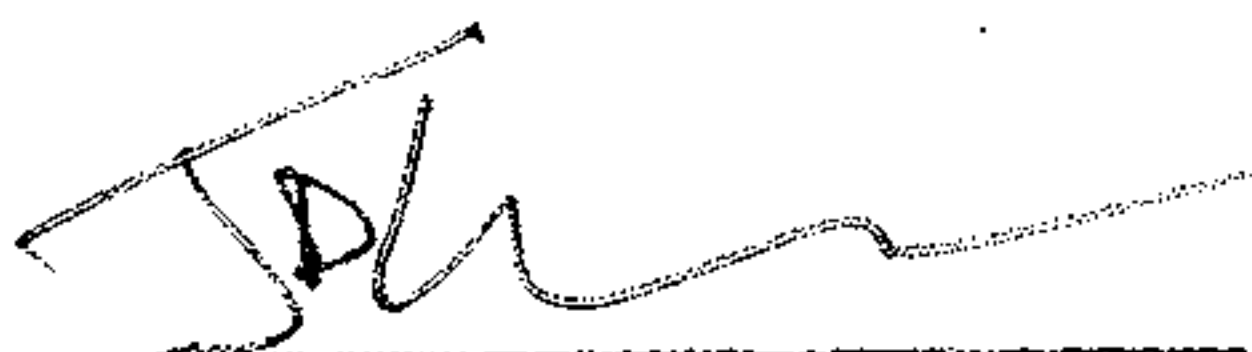
MINING AND MINERAL RIGHTS EXCEPTED.

\$265,109.00 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 Jonathan D. Corliss and Ashley Mandeville have hereunto set their signatures and seals on April 12, 2017.



Jonathan D. Corliss

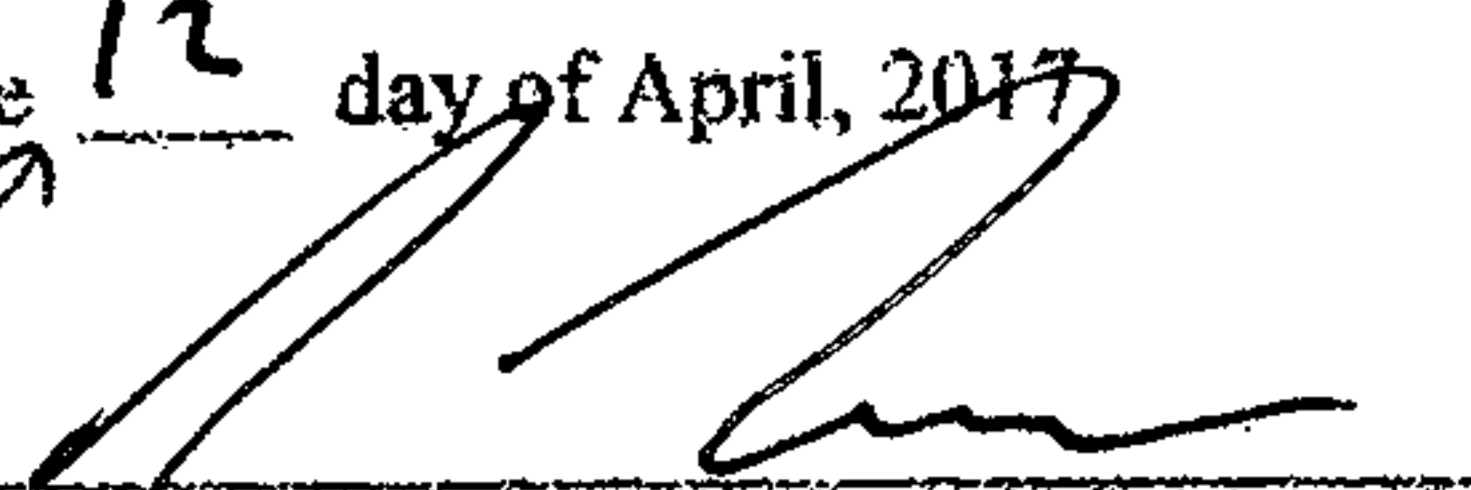


Ashley Mandeville

STATE OF FLORIDA
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan D. Corliss and Ashley Mandeville, 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 12 day of April, 2017



Notary Public

(NOTARIAL SEAL)

Print Name: Stanley Ziefinski
Commission Expires: 3-7-2020



Stanley Ziefinski
State of Florida
My Commission Expires 03/08/2020
Commission No. FF 968976



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2017 01:27:59 PM
\$23.00 CHERRY
20170413000126070

