

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

**Send tax notice to:**  
Robert H. Kibler  
451 Sunset Lake Circle  
Chelsea, AL 35043  
**BHM1700381**

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

STATE OF ALABAMA  
SHELBY COUNTY

20170424000139550  
04/24/2017 01:17:08 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Julie Sprouse and Christopher Sprouse**, wife and husband, whose mailing address is 1154 CROWN WALK DR., FOLEY, AL 30535, (hereinafter referred to as "Grantor"), by **Robert H. Kibler**, whose mailing address is 451 Sunset Lake Circle, Chelsea, AL 35043, (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, the property address of which is **451 Sunset Lake Circle, Chelsea, AL 35043**, to-wit:  
**Lot 33, according to the Final Plat of Sunset Lake, Phase 5, as recorded in Map Book 35, Page 39, 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.  
MINERAL AND MINING RIGHTS EXCEPTED.


**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

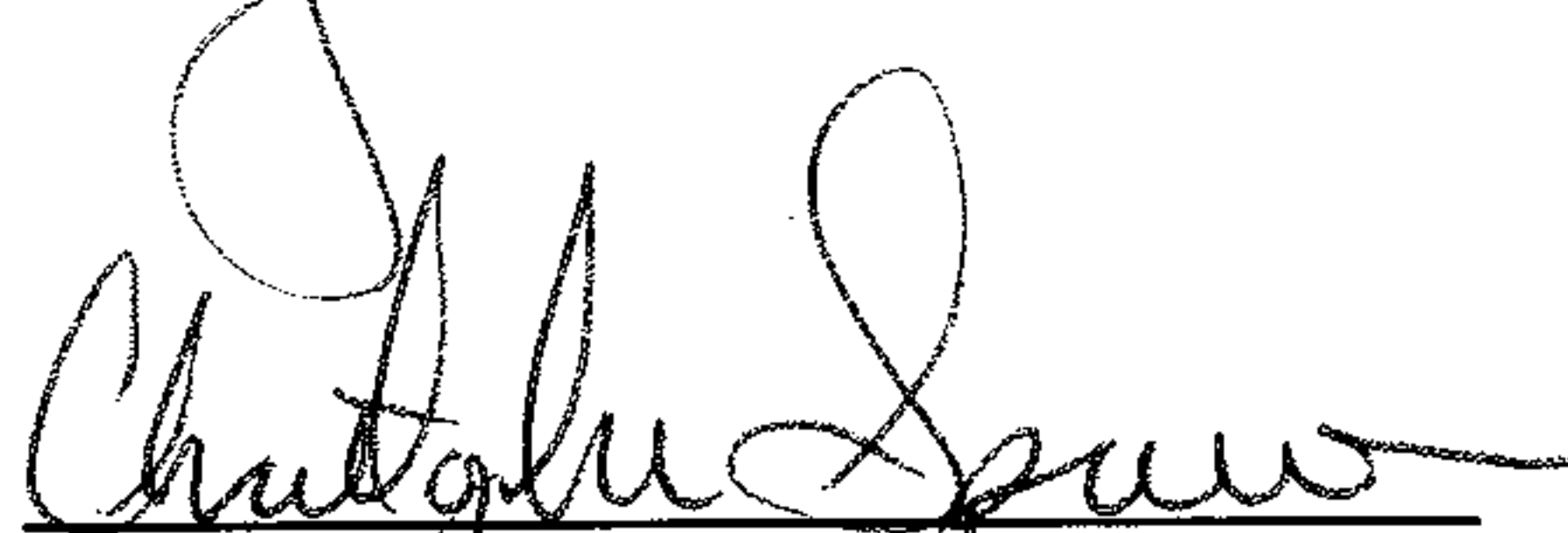
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to 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 24  
day of APRIL, 2017

20170424000139550 04/24/2017 01:17:08 PM DEEDS 2/2

  
**Julie Sprouse**

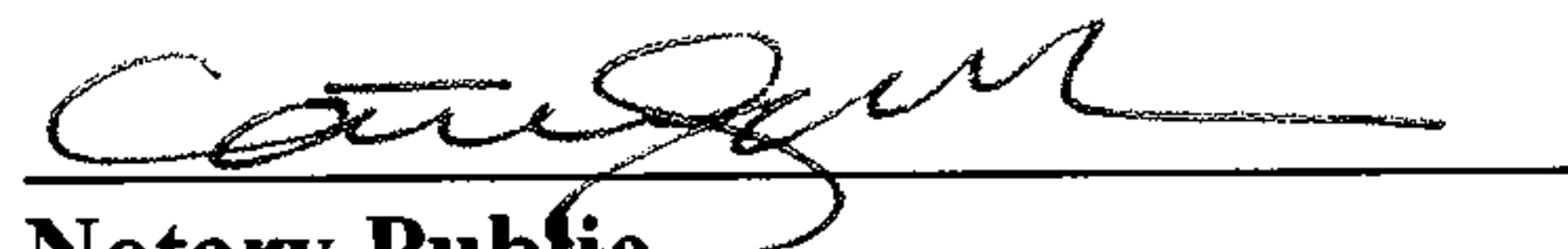
  
**Christopher Sprouse**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julie Sprouse and Christopher Sprouse**, 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 24 day of APRIL, 2017

(Notary 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  
04/24/2017 01:17:08 PM  
S248.00 CHERRY  
20170424000139550

