

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

FAYE SHAW WALLIN

JOHN WALLIN

2728 GOLDMOR CIR

BIRMINGHAM, AL 35244

BHM1700187

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170427000145500

04/27/2017 03:50:43 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Javier Costa**, a single man, whose mailing address is 2172 W NINE MILE RD, STE 121, PENSACOLA, FL 32534, (hereinafter referred to as "Grantors"), by **Faye Shaw Wallin and John Wallin**, whose mailing address is 2728 Goldmor Circle, Birmingham, AL 35244, (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 property address of which is **2728 Goldmor Circle, Birmingham, AL 35244**, to-wit:

LOT 12, BLOCK 1, ACCORDING TO THE SURVEY OF GROSS' ADDITION TO ALTADENA SOUTH, FIRST PHASE, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 122, 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.

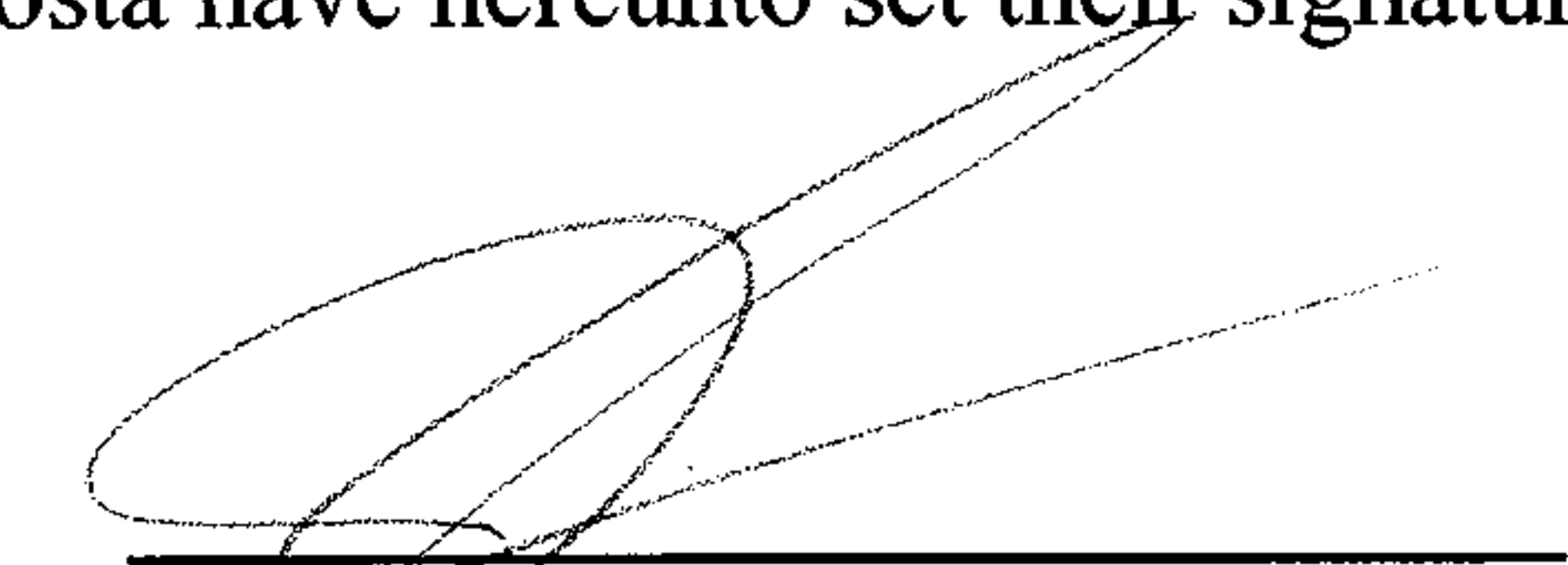
MINING AND MINERAL RIGHTS EXCEPTED.

\$211,105.00 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 Javier Costa have hereunto set their signatures and seals on this 24 day of April, 2017.

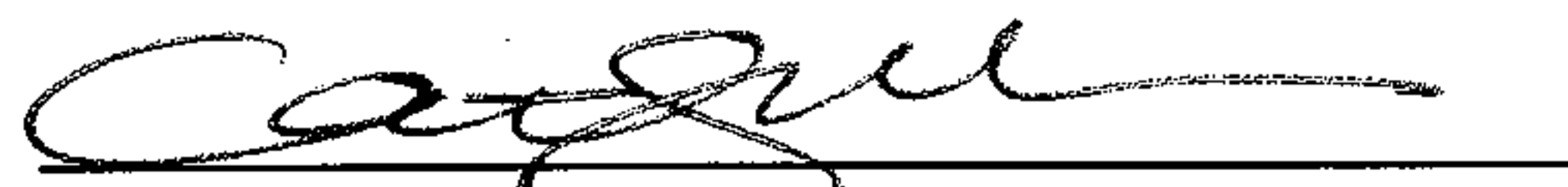


Javier Costa

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Javier Costa**, 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 24 day of April, 2017.



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

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2017 03:50:43 PM
\$22.00 CHERRY
20170427000145500

