

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Send ~~Birmingham~~; Alabama 35243

Kyle Kolb and Carrie C. Kolb

800 Mayapple Ct.

Hoover, AL 35244

BHM1700339

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170502000150540

05/02/2017 08:34:56 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Five Thousand and 00/100 Dollars (\$385,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Charles A. Shaw and Kimberly P. Shaw, husband and wife**, whose mailing address is 447 W. Longleaf Dr., Apt. 1505, Auburn, AL 36832 (hereinafter referred to as "Grantors"), by **Kyle Kolb and Carrie C. Kolb** (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 3304, according to the Survey of Riverchase Country Club 33rd Addition, as recorded in Map Book 16, Page 112, 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.

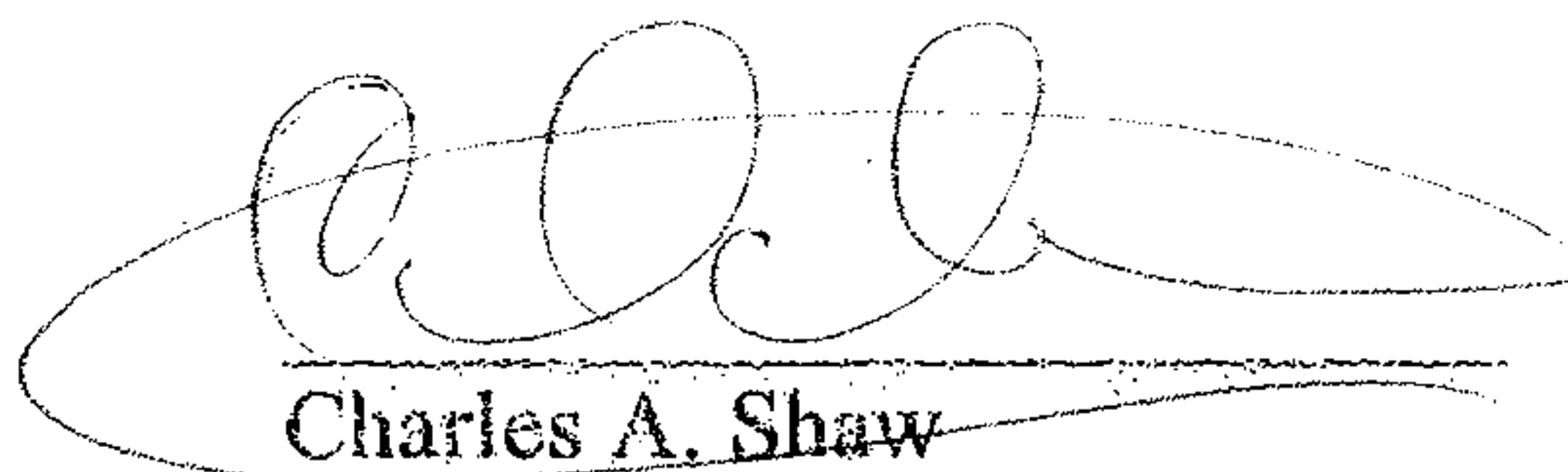
MINING AND MINERAL RIGHTS EXCEPTED.

\$308,000.00 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 Charles A. Shaw and Kimberly P. Shaw have hereunto set their signatures and seals on April 28, 2017.


Charles A. Shaw


Kimberly P. Shaw

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Shaw and Kimberly P. Shaw, 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 28th day of April, 2017.

(NOTARIAL 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
05/02/2017 08:34:56 AM
\$95.00 CHERRY
20170502000150540

