

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

Send tax notice to:

Wesley Tyler Ballew
2023 Diane Ln.
Alabaster, AL 35007
BHM1700360

This instrument prepared by:

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

State of Alabama
County of Shelby

20170517000171720

05/17/2017 02:09:45 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Karen Williams f/k/a Karen Kittle and James Todd Williams, wife and husband**, whose mailing address is 502 South Cedar St., Florence, AL 35630 (hereinafter referred to as "Grantor"), by **Wesley Tyler Ballew** (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 20, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, Page 118, 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.

Karen Kittle, the grantee in deed recorded in Instrument no. 20060727000362480 is one and the same person as Karen Williams.

\$135,000.00 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, Grantors have set their signatures and seals this 5th day of May, 2017.

Karen Williams f/k/a Karen Kittle
Karen Williams f/k/a Karen Kittle

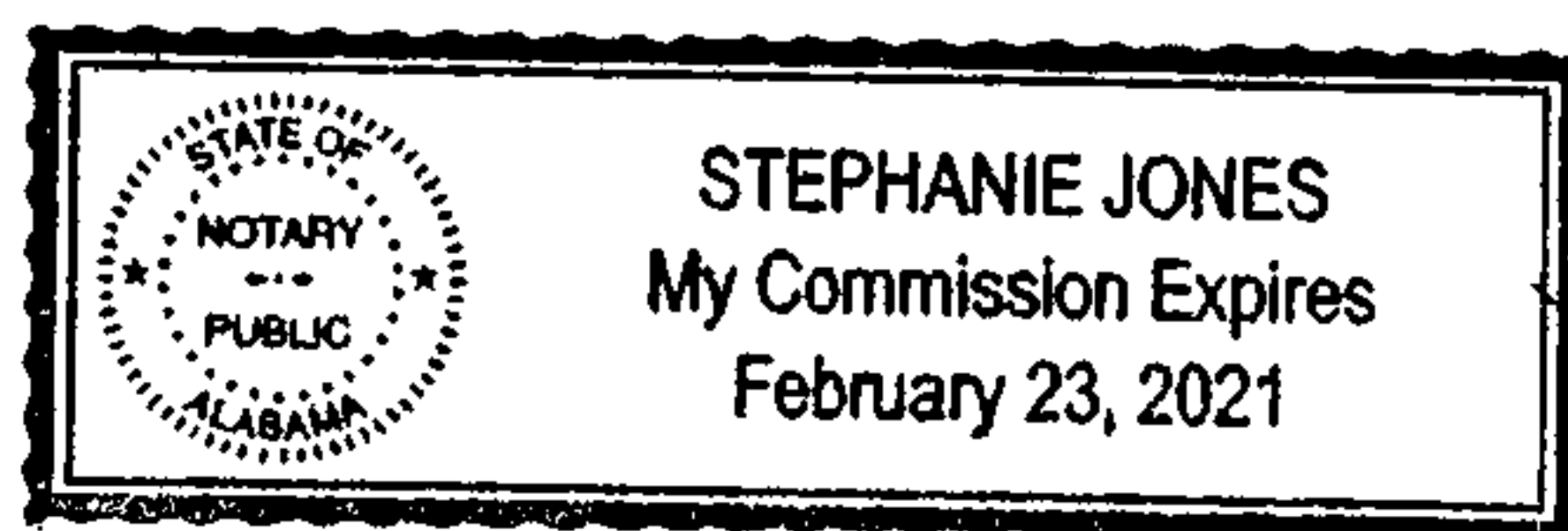
James Todd Williams
James Todd Williams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Williams f/k/a Karen Kittle and James Todd Williams, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5th day of May, 2017.

(Notary Seal)



Stephanie Jones
Notary Public
Print Name: *Stephanie Jones*
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2017 02:09:45 PM
\$19.00 CHERRY
20170517000171720

James W. Fuhrmeister