

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243  
Send tax notice to:  
Larry M. Young, Jr. and Genanne L. Young  
149 Biltmore Dr.  
Birmingham, AL 35242-7714  
BHM1700370

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

State of Alabama  
County of Shelby

20170517000171980  
05/17/2017 03:24:06 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Ninety Eight Thousand One Hundred Twenty Five and 50/100 Dollars (\$598,125.50)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Jennifer Baker, an unmarried woman and Jaysen Baker, an unmarried man**, whose mailing address is 312 Portobello Rd., Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Larry M. Young, Jr. and Genanne L. Young** (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 9, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1A and 1B, 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.**


**\$501,500.00 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 Jennifer Baker and Jaysen Baker have hereunto set their signatures and seals on May 15, 2017.

  
Jennifer Baker

  
Jaysen Baker Attorney in Fact  
by Jennifer Baker, Attorney in Fact

20170517000171980 05/17/2017 03:24:06 PM DEEDS 2/2

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Baker 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 15th day of May, 2017.



Notary Public

Print Name: MATTHEW SCOTT LAIRD

Commission Expires:

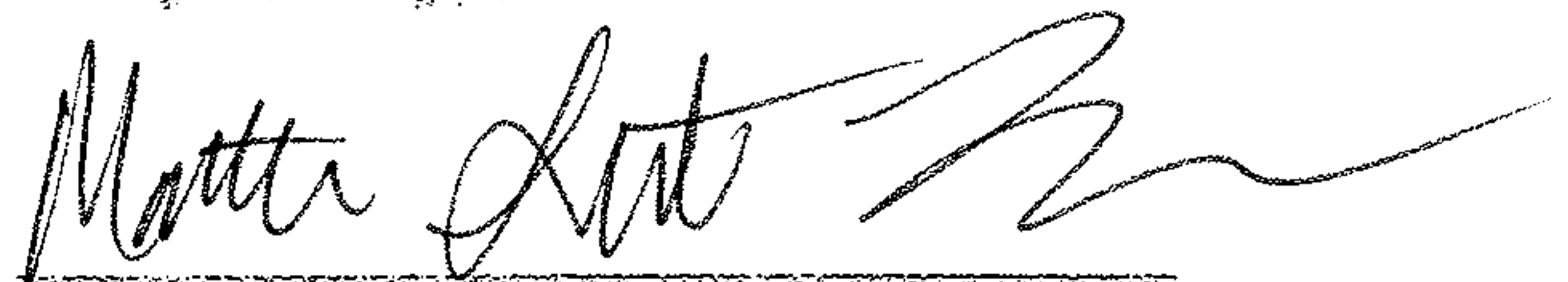


ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Baker, whose name as Attorney in Fact for Jaysen Baker, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

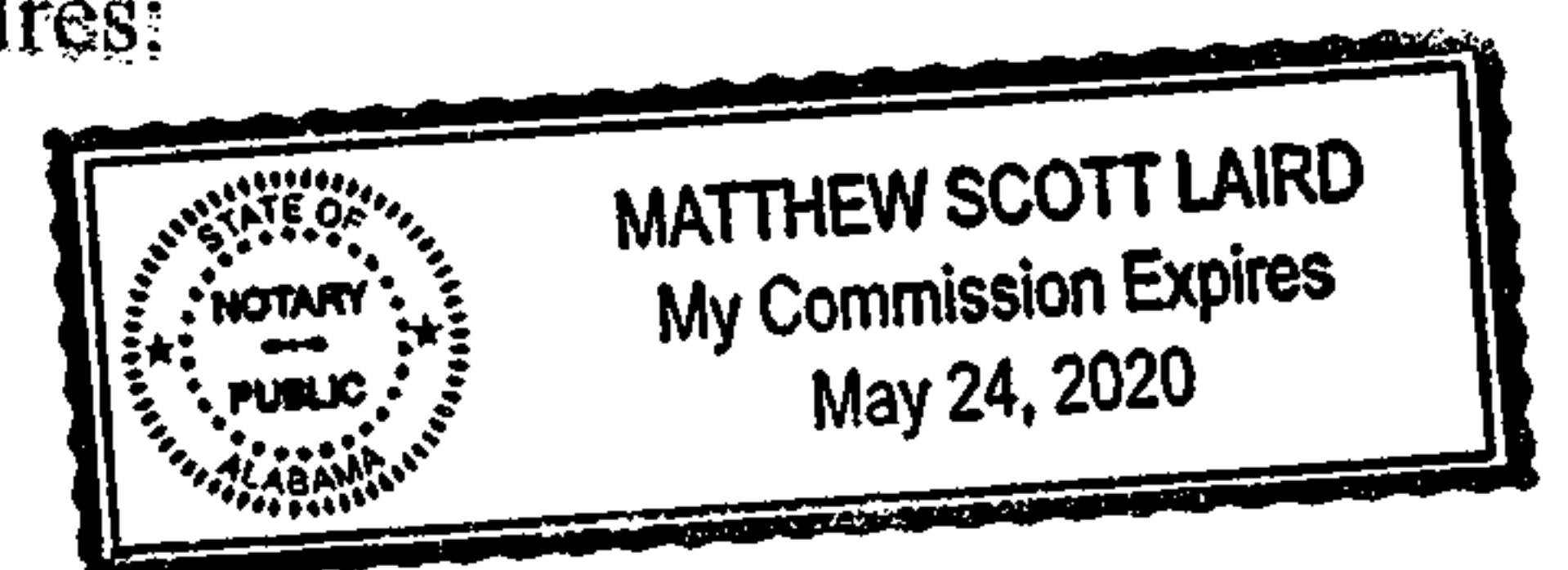
Given under my hand and official seal this 15<sup>th</sup> day of May, 2017.



Notary Public

Print Name: MATTHEW SCOTT LAIRD

My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/17/2017 03:24:06 PM  
\$115.00 CHERRY  
20170517000171980

