

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

Send tax notice to:

Andrew Jay Phillips and Lauren McCray Mann
5055 Old Dunnivant Valley Rd.
Birmingham, AL 35242
BHM1700442

This instrument prepared by:

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

State of Alabama
County of Shelby

WARRANTY DEED

**20170518000174430
05/18/2017 03:29:53 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Daniel Bowers and Melanie Bowers, by Daniel Bowers, her Attorney-in-Fact**, husband and wife, whose mailing address is 1424 Dunnivant Valley Rd., Birmingham, AL 35242, (hereinafter referred to as "Grantors"), by **Andrew Jay Phillips and Lauren McCray Mann**, whose mailing address is 5055 Dunnivant Valley Rd., Birmingham, AL 35242, (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 address of which is **5055 Dunnivant Valley Rd., Birmingham, AL 35242**, to-wit:

Parcel I:

A parcel of land situated in the South half of the NW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of said Section 10, Township 19 South, Range 1 West; thence run in a southerly direction along the east line of said 1/4-1/4 a distance of 90 feet; thence turn an angle to the right of 89 deg 53' 15" and run in a westerly direction parallel with the north line of said 1/4-1/4 a distance of 988.67 feet to the point of beginning; thence continue on last described course a distance of 426.42 feet; thence turn an angle to the left of 59 deg 57' 14" and run in a southwesterly direction a distance of 127.26 feet; thence turn an angle to the left of 17 deg 07' 46" and run in a southerly direction a distance of 73.0 feet; thence turn an angle to the left of 87 deg 41' 43" and run in an easterly direction a distance of 448.0 feet; thence turn an angle to the left of 91 deg 18' 17" and run in a northeasterly direction a distance of 308.00 feet to the point of beginning.

Parcel II:

A parcel of land situated in the South half of the NW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of said Section 10, Township 19 South, Range 1 West; thence run in a southerly direction along the east line of said 1/4-1/4 a distance of 90 feet; thence turn an angle to the right of 89 deg 53' 15" and run in a westerly direction parallel with the north line of said 1/4-1/4 a distance of 1415.09 feet; thence turn an angle to the left of 59 deg 57' 14" and run in a southwesterly direction a distance of 127.26 feet; thence turn an angle to the left of 17 deg 07' 46" and run in a southerly direction a distance of 73.0 feet to the point of beginning; thence continue on last described course a distance of 269.0 feet; thence turn an angle to the left of 94 deg and run in an easterly direction a distance of 445.0 feet; thence turn an angle to the left of 85 deg and run in a northerly direction a distance of 220.0 feet; thence turn an angle to the left of 88 deg 41' 43" and run in a westerly direction 448.10 feet to the point of beginning.

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.

\$213,750.00 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, **Daniel Bowers and Melanie Bowers**, have hereunto set their signatures and seals on May 17, 2017.

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DB 170518000174430

[Signature]
Daniel Bowers
Melanie Bowers by Daniel Bowers Attorney in fact.
Melanie Bowers, by Daniel Bowers, her Attorney-in-Fact

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, The Undersigned, a Notary Public in and for said county in said state, hereby certify that **Daniel Bowers and Melanie Bowers, by and through her duly authorized Attorney-in-Fact, Daniel Bowers**, 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 said instrument, he, individually and as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, acting individually and in his capacity as Agent and Attorney-in-Fact.

WITNESS my hand and official seal in the county and state aforesaid this the 16 day of MAY, 2014. 17

(S E A L)



My Commission Expires:

[Signature]
Notary Public APR 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/18/2017 03:29:53 PM
\$29.50 CHERRY
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[Signature]