

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Aaron Gray and Christina Gray

2547 Bridlewood Drive

Helena, AL 35080

BHM1700508

20170531000188390

05/31/2017 08:11:50 AM

DEEDS 1/2

State of Alabama

County of Shelby

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Racheal Crutsinger Brannon f/k/a Racheal Marie Crutsinger and Jeff Brannon, husband and wife**, whose mailing address is 13403 Inverness Pl., Athens, AL 35611 (hereinafter referred to as "Grantors"), by **Aaron Gray and Christina Gray** (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 8-B, according to a Resurvey of Lots 7, 8, and 9 of Dearing Downs 12th Addition, as recorded in Map Book 17, Page 19, 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.

Racheal Marie Crutsinger and Racheal Crutsinger Brannon are one and the same person.

\$159,900.00 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 Racheal Crutsinger Brannon f/k/a Racheal Marie Crutsinger and Jeff Brannon have hereunto set their signatures and seals on May 26, 2017.



Racheal Crutsinger Brannon
f/k/a Racheal Marie Crutsinger


Jeff Brannon

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Racheal Crutsinger Brannon f/k/a Racheal Marie Crutsinger and Jeff Brannon, 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 26th day of May, 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
05/31/2017 08:11:50 AM
\$209.00 DEBBIE
20170531000188390



