

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

Send tax notice to:

Alan P. Hallerman and Tanya B. Hallerman
909 Tulip Poplar Lane
Hoover, AL 35244
BHM1700517

This instrument prepared by:

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

State of Alabama
County of Shelby

20170601000190840
06/01/2017 08:04:09 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Eight Thousand and 00/100 Dollars (\$268,000.00)**, the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Rhea Pearce Converse and Judith Ann Converse**, husband and wife, whose mailing address is 533 Fairway Dr., Woodstock, GA 30189, (hereinafter referred to as "Grantors"), by **Alan P. Hallerman and Tanya B. Hallerman**, whose mailing address is 909 Tulip Poplar Lane, Hoover, AL 35244, (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 property address of which is **909 Tulip Poplar Lane, Hoover, AL 35244**, to-wit:

Lot 1102, according to the Survey of Riverchase Country Club 18th Addition, as recorded in Map Book 9, Pge 86, 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.

\$263,145.00 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, **Rhea Pearce Converse** and **Judith Ann Converse**, have hereunto set their signatures and seals on May 31, 2017.


Rhea Pearce Converse

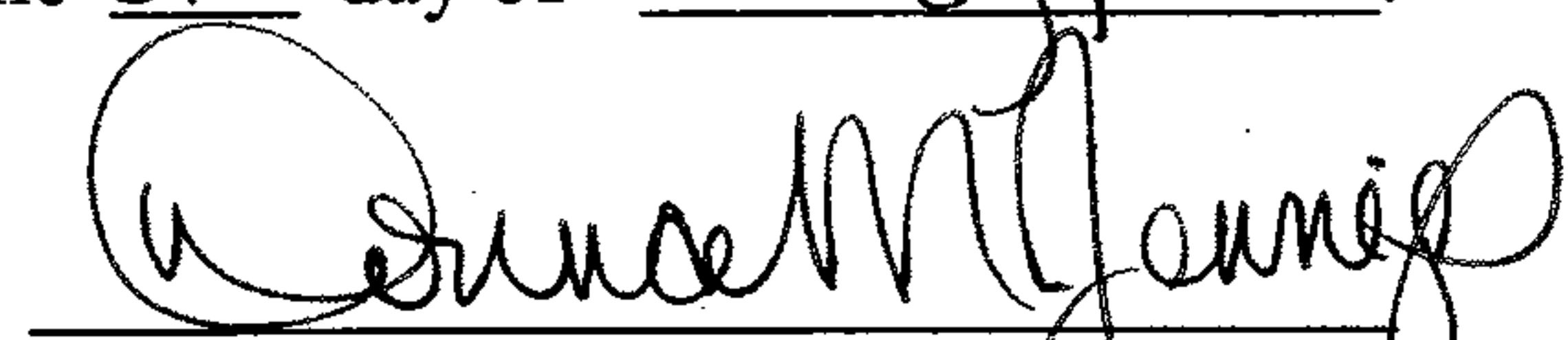

Judith Ann Converse

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rhea Pearce Converse**, 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 31st day of May, 2017.




Notary Public
Print Name: Donna M. Jennings
Commission Expires: 1/30/2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2017 08:04:09 AM
\$23.00 DEBBIE
20170601000190840

