

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243
Send tax notice to:
Shalawn Moses
2291 Portobello Rd., #91,
Birmingham, AL 35242-9205
BHM1700378

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

State of Alabama
County of Shelby

20170605000197070
06/05/2017 01:43:30 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Joseph B. Sailer and Nancy Sailer f/k/a Nancy Gamble, husband and wife**, whose mailing address is 1712 Wingfield Dr., Birmingham, AL 35242 (hereinafter referred to as "Grantor"), by **Shalawn Moses** (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:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE HEREOF.

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.

Nancy Gamble, the grantor above, is one and the same person as Nancy Gamble, the grantee in Instrument No. 20080929000383940.

\$209,000.00 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 on this, the 2nd day of June, 2017.

Joseph B. Sailer
Joseph B. Sailer

Nancy Sailer f/k/a Nancy Gamble
Nancy Sailer f/k/a Nancy Gamble

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph B. Sailer and Nancy Sailer f/k/a Nancy Gamble, 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.

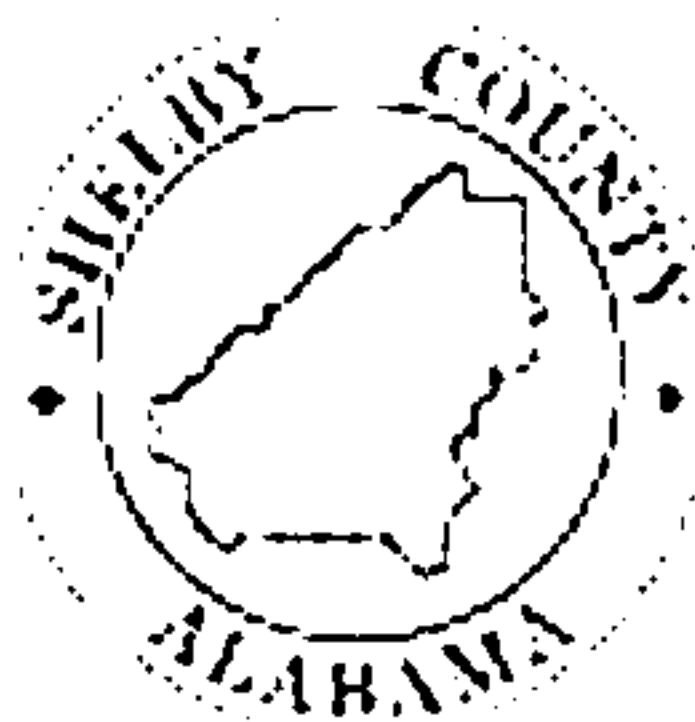
Given under my hand and official seal this, the 2nd day of June, 2017.



Caitlin Hardee Graham
Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019

20170605000197070 06/05/2017 01:43:30 PM DEEDS 3/3
EXHIBIT "A"

Unit 91, Building 22, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument # 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070508000215560, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070522000237580, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070606000263790, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070626000297920, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039890, Eighth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, Page 77, and First Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, and the 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137 and the 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument # 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association, Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument # 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2017 01:43:30 PM
\$22.00 CHERRY
20170605000197070

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the printed name and title of the County Clerk.