

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

Send tax notice to:

Jeffrey Hyche and April M. Hyche
349 Deer Ridge Lane
Chelsea, AL 35043
BHM1700489

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

20170607000200870

06/07/2017 03:08:25 PM

KNOW ALL MEN BY THESE PRESENTS:

DEEDS 1/2

That in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)**, the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Joseph F. Morrison, by and through his Attorney-in-Fact, Michelle B. Morrison, and Michelle B. Morrison**, husband and wife, whose mailing address is 200 RIVERVIEW DR., CRDPWELL, AL 35054, (hereinafter referred to as "Grantors"), by **Jeffrey Hyche and April M. Hyche**, whose mailing address is 349 Deer Ridge Lane, Chelsea, AL 35043, (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 **349 Deer Ridge Lane, Chelsea, AL 35043**, to-wit:

Lot 23, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 2, as recorded in Map Book 33, Page 116, 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.

\$265,109.00 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, **Joseph F. Morrison, by Michelle B. Morrison, his Attorney-in-Fact, and Michelle B. Morrison**, have hereunto set their signatures and seals on June 7, 2017.

Joseph F. Morrison by Michelle B. Morrison his attorney in fact
**Joseph F. Morrison, by
Michelle B. Morrison, his
Attorney-in-Fact**

Michelle B. Morrison
Michelle B. Morrison

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph F. Morrison, by Michelle B. Morrison, his Attorney-in-Fact, and Michelle B. Morrison**, whose name(s) 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 said instrument, she, as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, acting in her capacity as Agent and Attorney-in-Fact.

Given under my hand and official seal this the 7 day of JUNE, 2017.

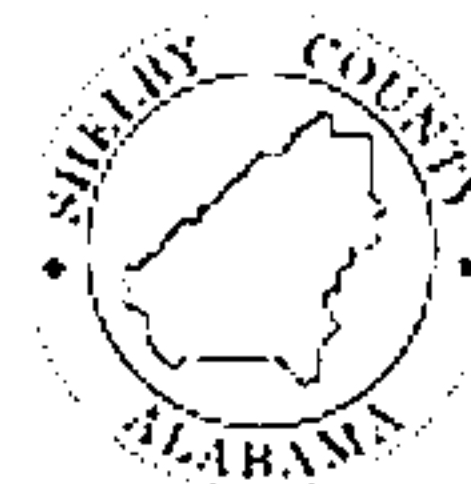
(NOTARIAL SEAL)

CAITLIN HARDEE GRAHAM

Notary Public

Print Name: **CAITLIN HARDEE GRAHAM**

Commission Expires: **APR. 14, 2019**



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2017 03:08:25 PM
\$23.00 CHERRY
20170607000200870

James W. Fuhrmeister