

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

Send tax notice to:
Tim Petro and Lynne Petro
2101 Longleaf Trail
Vestavia Hills, AL 35243
BHM1700495

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

State of Alabama
County of Shelby

20170627000228140
06/27/2017 08:08:09 AM
DEEDS 1/2

WARRANTY DEED

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 **Thompson Realty Co., Inc.**, whose mailing address is 103 Carnoustie, Shoal Creek, AL 35242 (hereinafter referred to as "Grantors"), by **Tim Petro and Lynne Petro** (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 6 Baltusrol Court, Shoal Creek, AL 35242, to-wit:

Lot 128, according to the Survey of Shoal Creek Subdivision as recorded in Map Book 6, Page 150 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.

\$167,750.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co., Inc., by George Thompson, its Chairman, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 26th day of June, 2017.

Thompson Realty Co., Inc.



By: George Thompson

Its: Chairman

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Thompson, whose name as Chairman of Thompson Realty Co., Inc., whose name 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 the said instrument, he, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2017.

(NOTARIAL SEAL)



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
06/27/2017 08:08:09 AM
\$75.50 CHERRY
20170627000228140

