

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

Send tax notice to:
Shawn Garner and Kelly Garner
613 Kirkwall Lane
Pelham, AL 35124
BHM1700574

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

State of Alabama
County of Shelby

20170630000235600
06/30/2017 02:36:46 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Twelve Thousand Nine Hundred and 00/100 Dollars (\$312,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **DAL Properties, LLC**, whose mailing address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter referred to as "Grantors"), by **Shawn Garner and Kelly Garner** (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 2137, according to the Survey of Kirkwall at Ballantrae Phase 2, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 46, Page 77.

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.

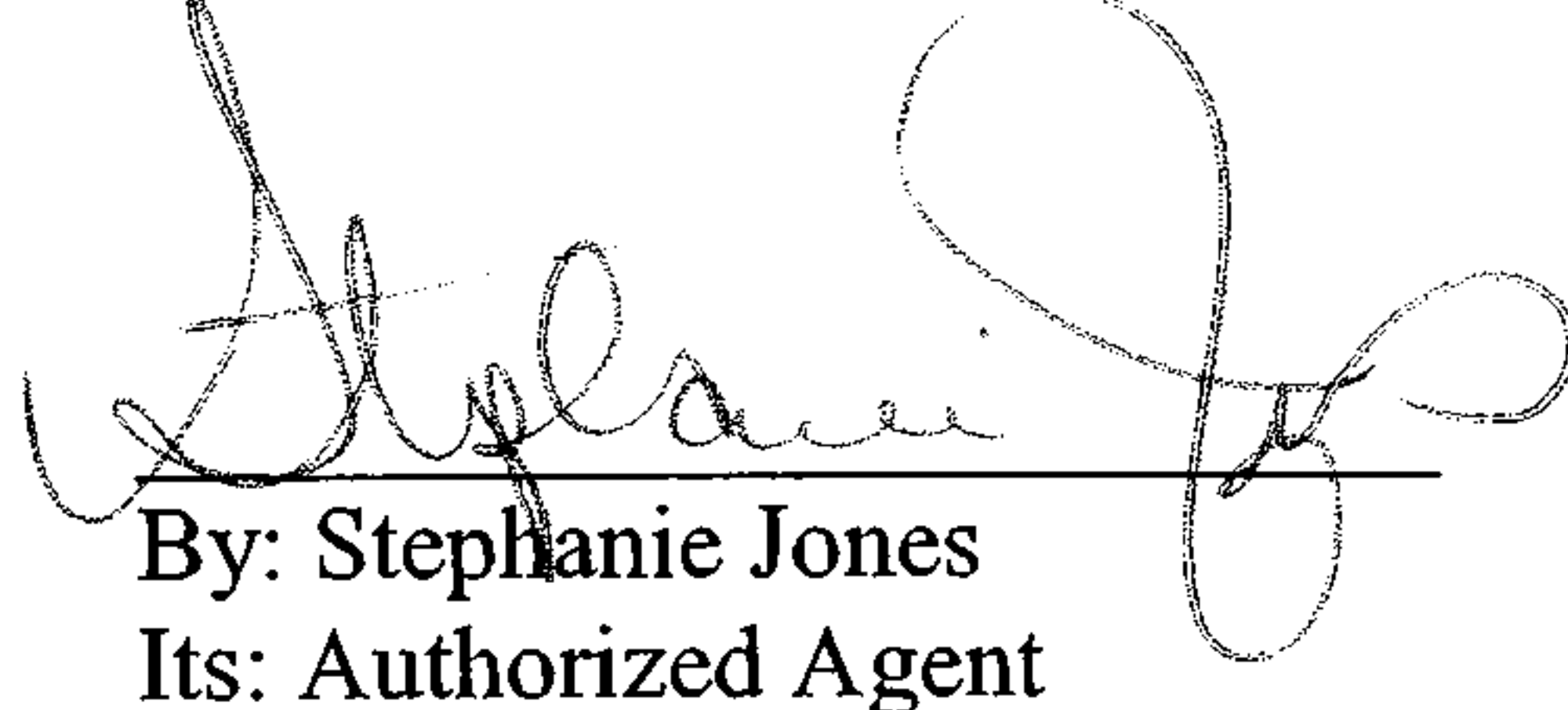
\$312,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The 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, DAL Properties, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 30th day of June, 2017.

DAL Properties, LLC


By: Stephanie Jones
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

20170630000235600 06/30/2017 02:36:46 PM DEEDS 2/2

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, whose 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, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

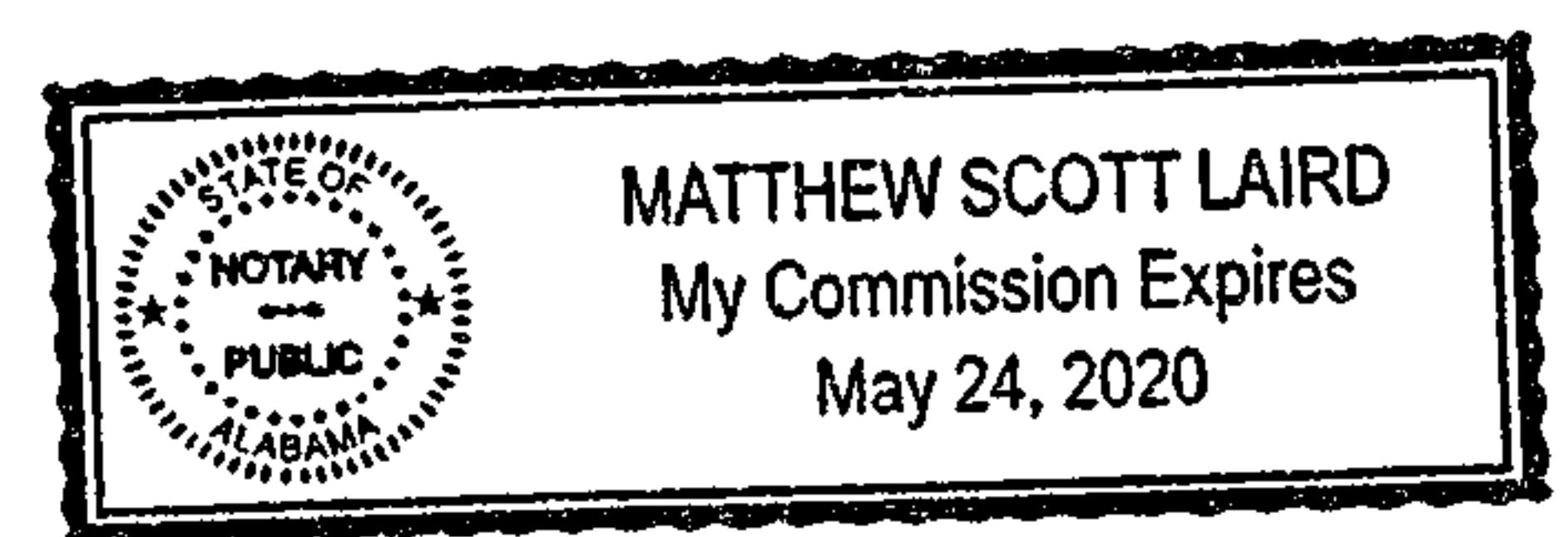
Given under my hand and official seal this the 30th day of June, 2017.


Notary Public

(NOTARIAL SEAL)

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/30/2017 02:36:46 PM
\$19.00 CHERRY
20170630000235600

