

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Presley Rebman and Tori Rebman

1062 Dunsmore Dr.

Chelsea, AL 35043

BHM1700649

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170705000238010

07/05/2017 03:05:45 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Ryan A McCullough and Lauren N McCullough**, husband and wife, whose mailing address is 2 CHASE CORPORATE DR, HOOVER, AL 35244 (hereinafter referred to as "Grantors"), by **Presley Rebman and Tori Rebman**, whose mailing address is 1061 Dunsmore Drive, Chelsea, AL 350436, (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 **1061 Dunsmore Drive, Chelsea, AL 35043**, to-wit:

Lot 1-104, according to the Survey of Chelsea Park First Sector Phase I and Phase II, as recorded in Map Book 34, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, as Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

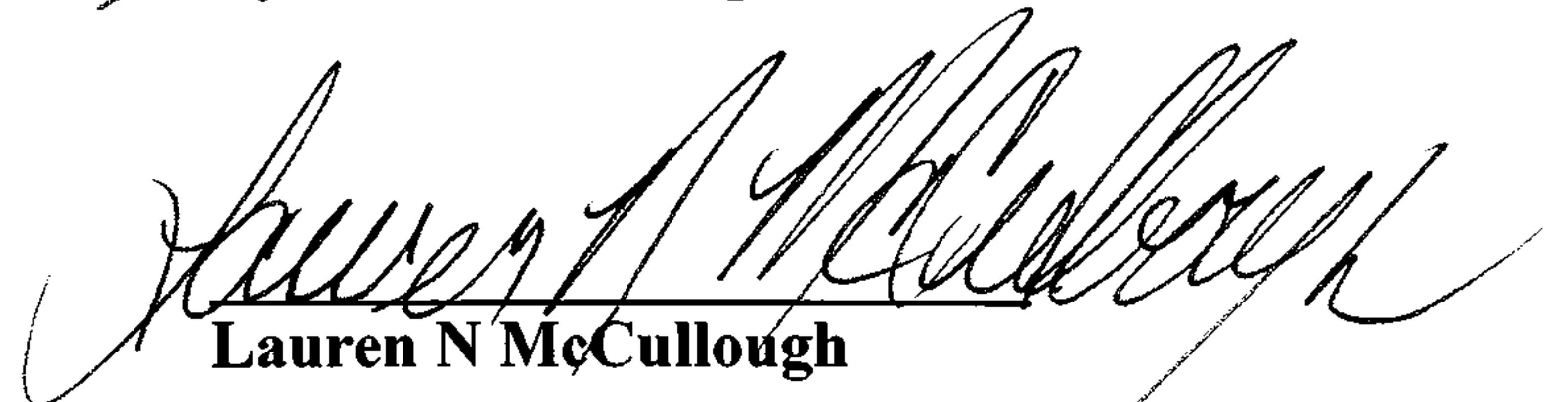
\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, **Ryan A. McCullough and Lauren N. McCullough**, have hereunto set their signatures and seals on JUNE 30, 2017


Ryan A McCullough


Lauren N McCullough

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ryan A McCullough and Lauren N McCullough**, 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 30 day of JUNE, 2017

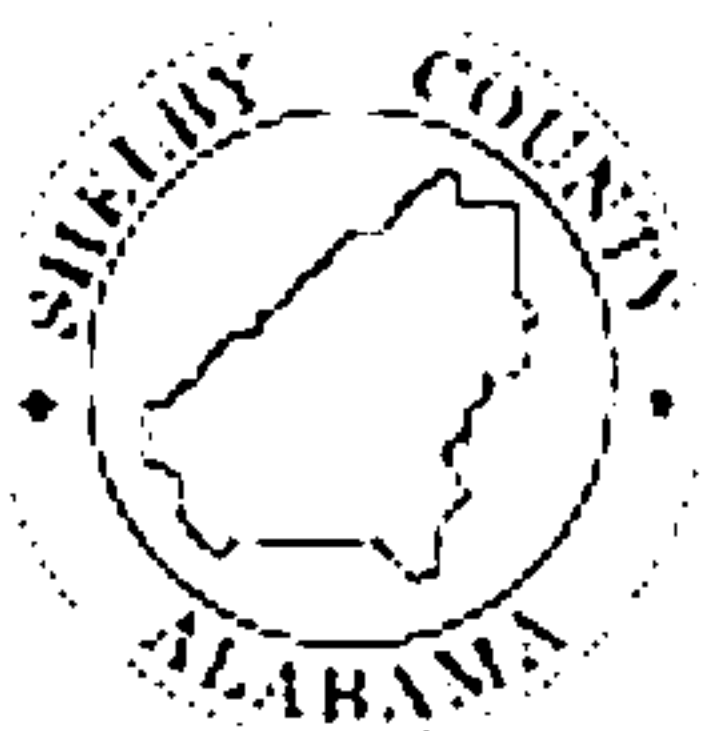
(NOTARIAL SEAL)



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
07/05/2017 03:05:45 PM
\$93.00 CHERRY
20170705000238010



