

Send tax notice to:

Taylor J. Tressillian and Lora Alise Tressillian
1072 Highland Drive
Hoover, AL 35244
BHM1700706

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170719000258290
07/19/2017 01:39:05 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Martinique Waters and Marion Waters**, wife and husband, whose mailing address is 5050 CYPRESS CREEK AVE. E., APT 405, TUSCALOOSA, AL (hereinafter referred to as "Grantors"), by **Taylor J. Tressillian and Lora Alise Tressillian**, whose 35405 mailing address is 1072 Highland Drive, Hoover, AL 35244 (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 **1072 Highland Drive, Hoover, AL 35244**, to-wit:

Lot 26, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111, 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.

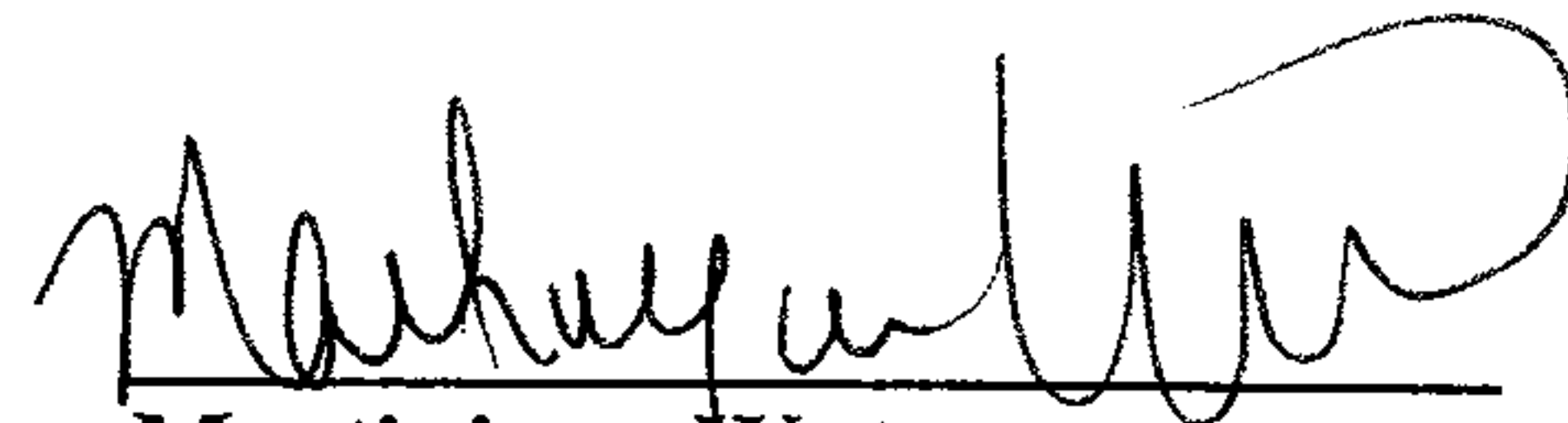
MINING AND MINERAL RIGHTS EXCEPTED.

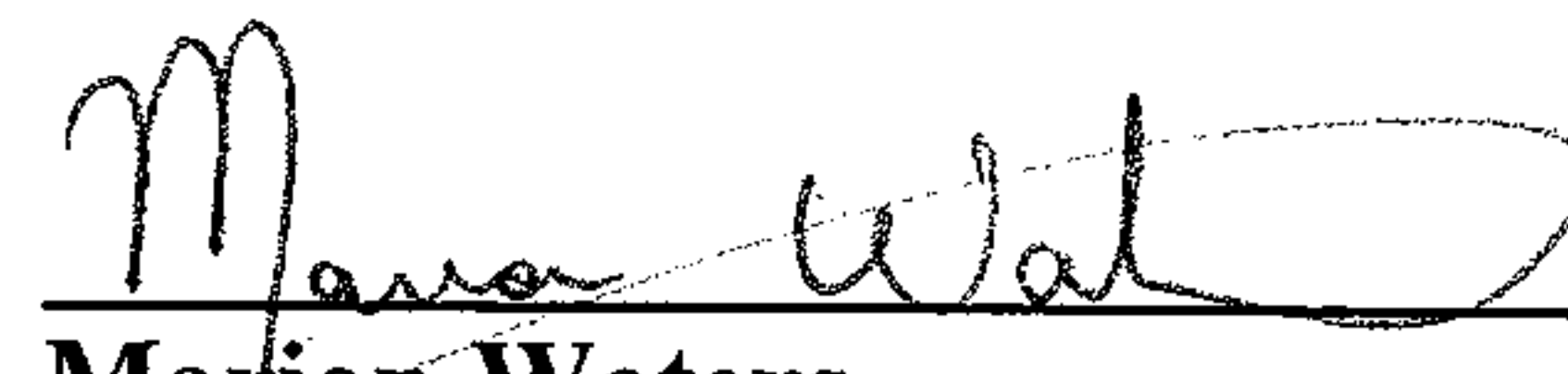
\$308,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The 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, Martinique Waters and Marion Waters, have hereunto set their signatures and seals on July 17, 2017.


Martinique Waters


Marion Waters

STATE OF ALABAMA
COUNTY OF JEFFERSON

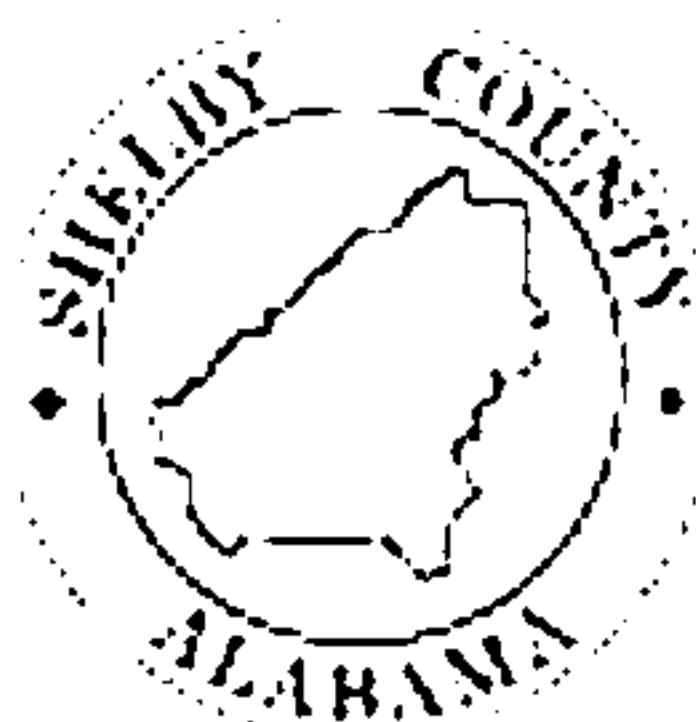
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martinique Waters and Marion Waters**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the 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 17 day of JULY, 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
07/19/2017 01:39:05 PM
\$34.50 CHERRY
20170719000258290

