

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Brandy Lee Swartfager and David Johnson

130 Covington Place

Columbiana, AL 35051

BHM1700758

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170801000276910

08/01/2017 03:41:31 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Two Thousand and 00/100 Dollars (\$242,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Emily Marie Rary and Thomas R Rary, III, by Emily Marie Rary, his Attorney-in-Fact**, wife and husband, whose mailing address is PSC 80 BOX 14464 APO, AP 96367, (hereinafter referred to as "Grantors"), by **Brandy Lee Swartfager and David Johnson**, whose mailing address is 130 Covington Place, Columbiana, AL 35051, (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 **130 Covington Place, Columbiana, AL 35051**, to-wit:

Lot 11, according to the Survey of Covington Place, as recorded in Map Book 35, Page 55, in the Probate Office of Shelby County, Alabama; being situated in 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.

\$212,000.00 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, **Emily Marie Rary and Thomas R Rary, III**, by **Emily Marie Rary, his Attorney-in-Fact**, have hereunto set their signatures and seals on July 31, 2017.


Emily Marie Rary

Thomas R. Rary III by
Emily Marie Rary, his
Attorney in fact
Thomas R Rary, III, by Emily
Marie Rary, his Attorney-in-
Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Emily Marie Rary and Thomas R Rary, III, by Emily Marie Rary, his Attorney-in-Fact**, 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 July 31, 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
08/01/2017 03:41:31 PM
\$48.00 CHERRY
20170801000276910



