

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

Send tax notice to:

Ellen T. Staner

1183 Greystone Crest
Bham, AL 35242

BHM1700827

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

20170808000286680

State of Alabama

08/08/2017 02:48:47 PM

County of Shelby

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)** 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 "Grantor") by **Ellen T. Staner** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 2 Baltusrol Ct., Birmingham, AL 35242, to-wit:

Lot 126, 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, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$115,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her 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 Caroline T. Little, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 4th day of August, 2017.

Thompson Realty Co., Inc.



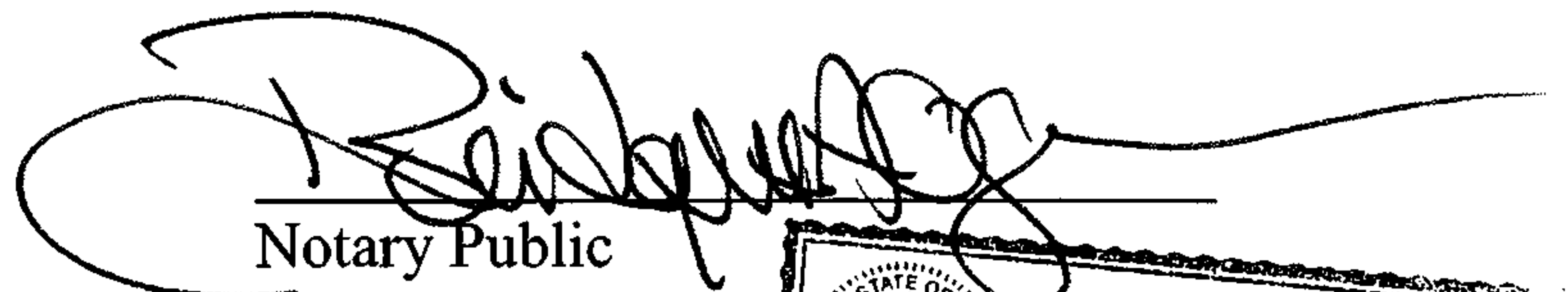
By: Caroline T. Little

Its: Authorized Agent

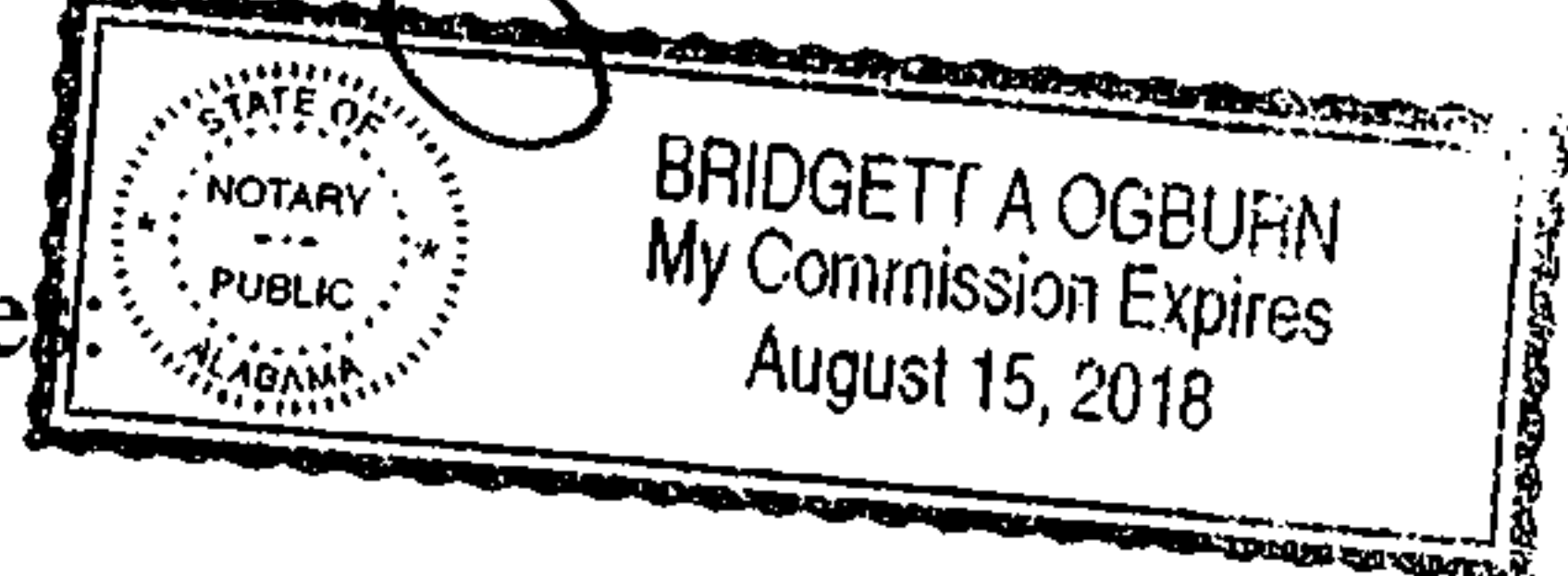
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline T. Little, whose name as its Authorized Agent of Thompson Realty Co., Inc., is signed to the foregoing instrument, and who 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 for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 4th day of August, 2017.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2017 02:48:47 PM
\$103.00 DEBBIE
20170808000286680

