

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

Send tax notice to:
John Anthony Busch and Kelley Renee Busch
14351 Ramo Dr.
La Mirada, CA 90638
BHM1700770

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

State of Alabama
County of Shelby

20170825000311230
08/25/2017 03:11:21 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Spartan Invest, LLC**, whose mailing address is 1110 - 23rd St. S., Birmingham, AL 35205 (hereinafter referred to as "Grantors"), by **John Anthony Busch and Kelley Renee Busch** (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 2026 1st Ave. W., Maylene, AL 35114, to-wit:

Lot 9, Block 1, according to the Survey of Mountain View Estates, as recorded in Map Book 4, Page 19, 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.

\$92,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

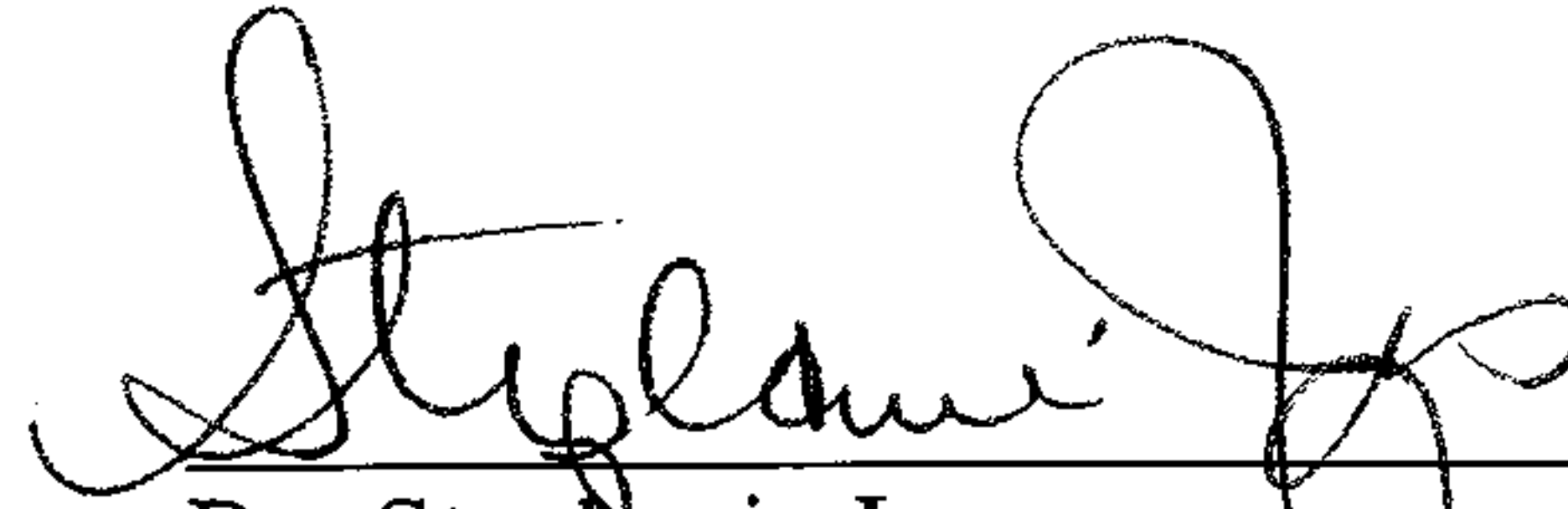
Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated May 10, 2017 and recorded in Instrument No. 20170616000213610, in the Probate Office of Shelby County, Alabama. Said rights to expire one year from April 20, 2017.

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, Spartan Invest, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 24th day of August, 2017.

Spartan Invest, LLC

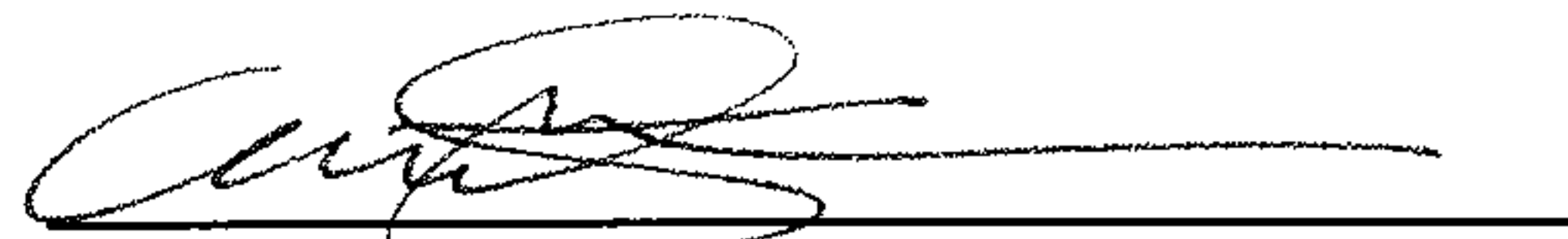

By: Stephanie Jones
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 Spartan Invest, LLC, 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 24th day of August, 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
08/25/2017 03:11:21 PM
\$41.00 CHERRY
20170825000311230

