

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

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244
BHM1700842

PLEASE SEND TAX NOTICES TO:
DOLLY JANE STRAUSBAUGH
20412 63 AVENUE EAST
SPANAWAY, WA 98387

CORPORATION WARRANTY DEED

STATE OF ALABAMA

)

20170905000323820

)

09/05/2017 01:45:46 PM

COUNTY OF SHELBY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thousand, Two Hundred Dollars and No/100 Dollars (\$102,000.00)** the amount of which can be verified by the sales contract between the two parties, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **SHM Properties, LLC** whose address is 5104 Hollow Log Lane, Birmingham, AL 35244 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Dolly Jane Strausbaugh** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama.

Property address: 109 Sugar Drive, Pelham, Alabama 35124

\$81,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 31st day of August, 2017.



SHM Properties, LLC

By: David Green

Its: Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

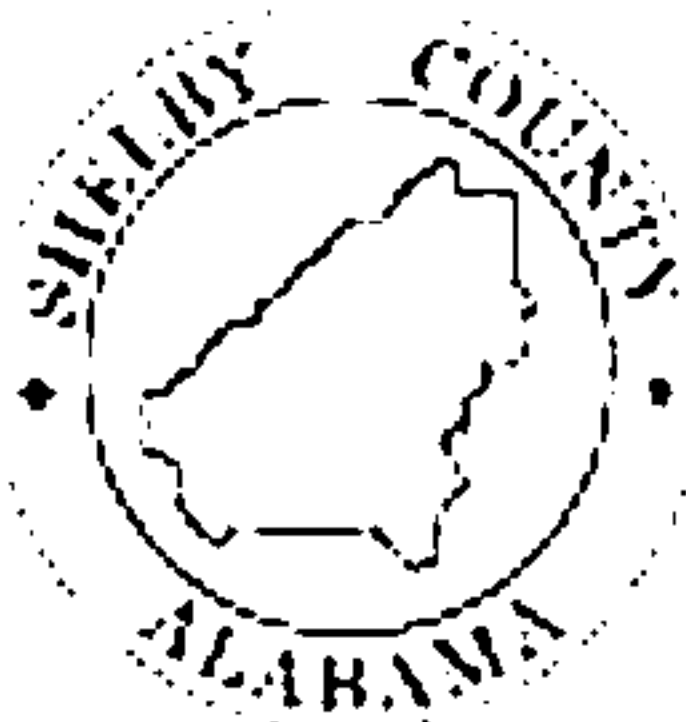
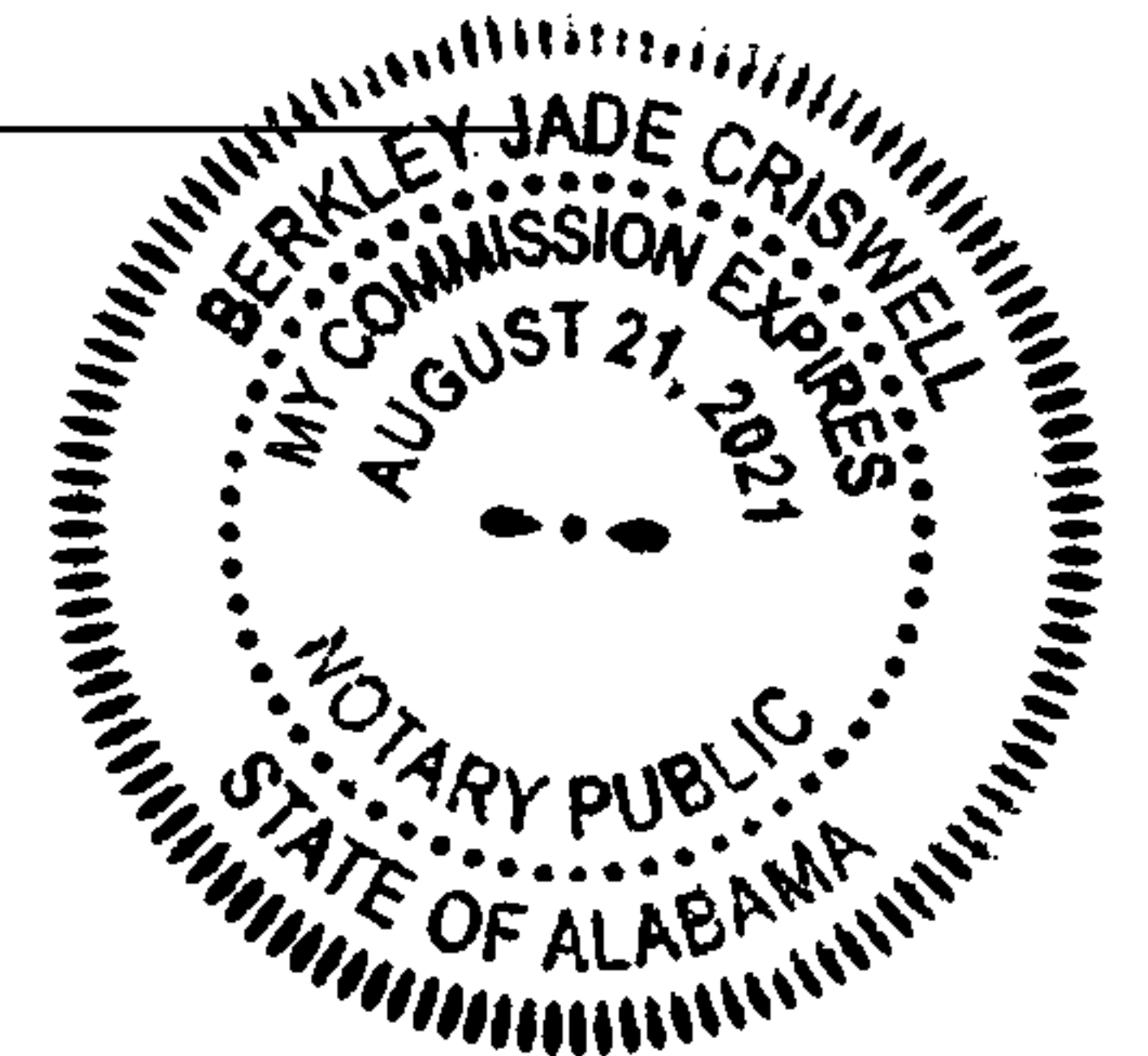
I, the undersigned, a Notary Public, hereby certify that **David Green as Member of SHM Properties, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, he has executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of August, 2017.



Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 01:45:46 PM
\$38.50 CHERRY
20170905000323820

