

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

Send tax notice to:
Marcus & Tanegel Dunning
133 Willow Branch Ln
Chelsea, AL 35043
BHM1700874

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

State of Alabama
County of Shelby

20170912000332800
09/12/2017 03:43:33 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixteen Thousand and 00/100 Dollars (\$316,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Russell J. Dennis and Melissa A. Dennis, husband and wife**, whose mailing address is: 415 ELMWOOD DR., AUBURN, KY 42204 (hereinafter referred to as "Grantors"), by **Marcus Dunning and Tanegel Dunning**, whose mailing address is: 133 Willow Branch Ln; Chelsea, AL 35043 (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 133 Willow Branch Ln; Chelsea, AL 35043 to-wit:

Lot 110, according to the Survey of Willow Branch, Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

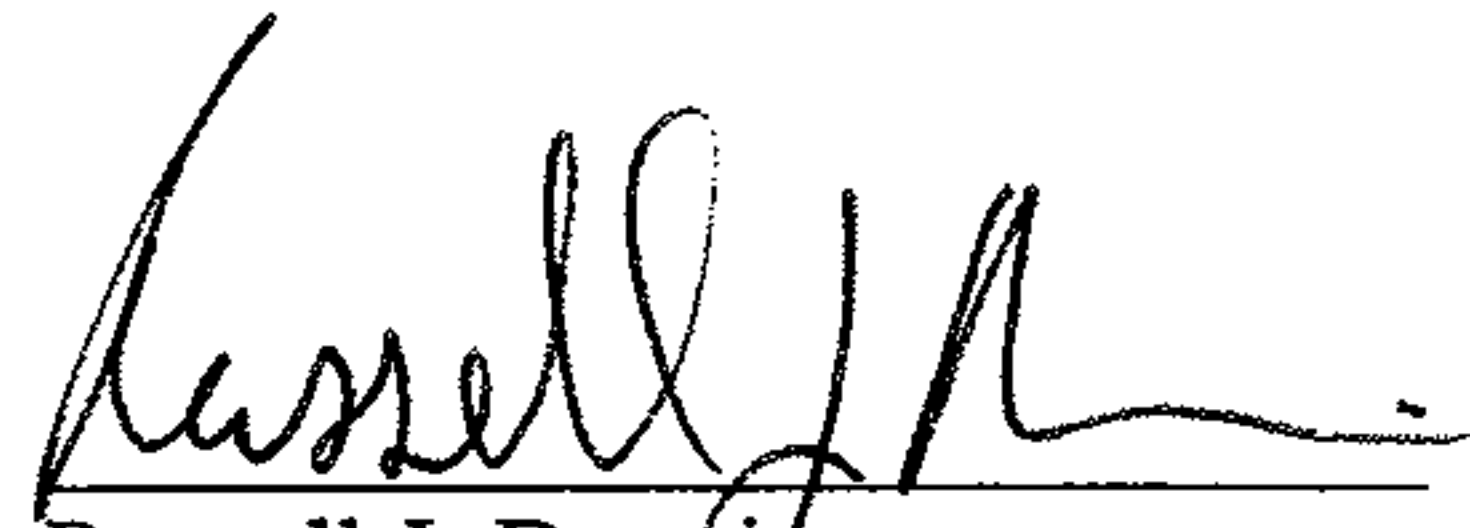
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

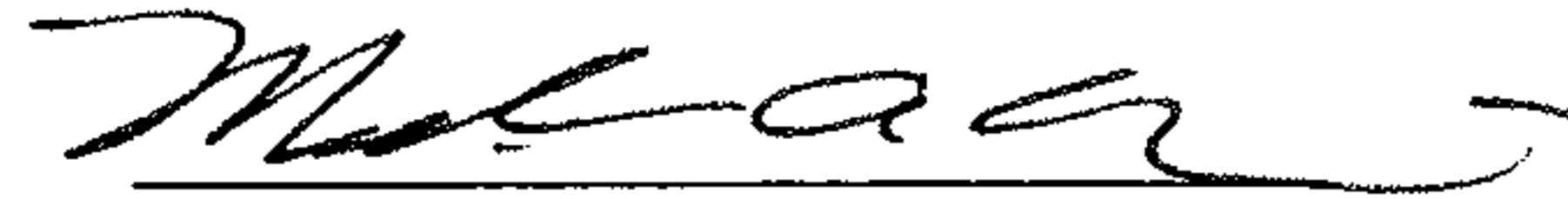
\$300,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Russell J. Dennis and Melissa A. Dennis have hereunto set their signatures and seals on September 8, 2017.

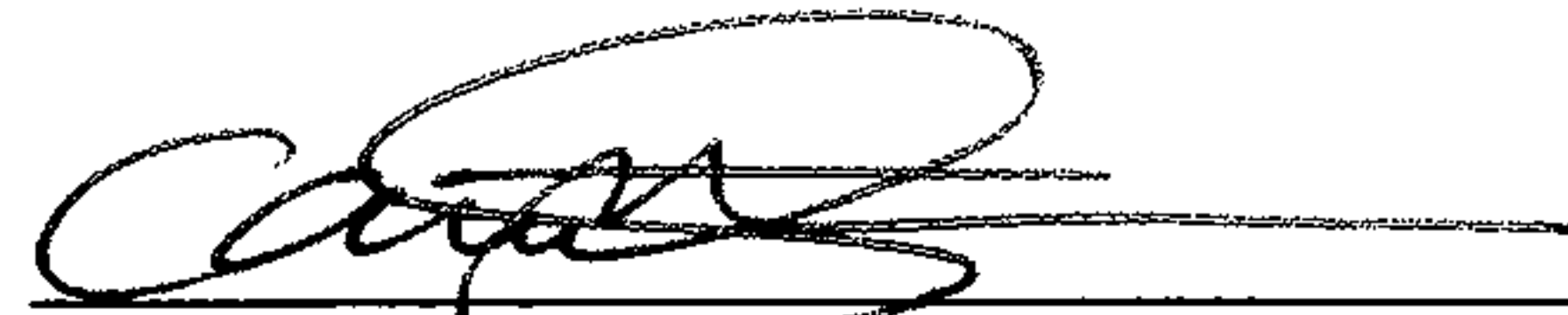

Russell J. Dennis


Melissa A. Dennis

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell J. Dennis and Melissa A. Dennis, 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 8 day of SEPTEMBER, 2017



Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR 14, 2019

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/12/2017 03:43:33 PM
\$34.00 CHERRY
20170912000332800

