

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

Send tax notice to:
Lori Krauss
232 Laurel Circle
Pelham, Alabama 35124
BHM1700883

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

State of Alabama
County of Shelby

20170912000332840
09/12/2017 03:47:46 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Nine Thousand and 00/100 Dollars (\$69,000.00) **the amount which can be verified in the Sales Contract between the two parties**, in hand paid to the undersigned, **Austin T. Woodley, a single person, whose mailing address is: 3827 6th Avenue South, Apt. 105, Birmingham, AL 35222** (hereinafter referred to as "Grantor"), by **Lori Krauss, whose mailing address is: 232 Laurel Circle, Pelham, AL 35124** (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, having a property address of: **232 Laurel Circle, Pelham, AL 35124**, to-wit:

Lot 33, according to the Survey of Laurel Cliffs, First Addition, as recorded in Map Book 12, Page 95, in the Office of the Judge of Probate 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.

\$55,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to Grantee, their heirs, executors, administrators and assigns forever.

The Grantor does for themselves, their heirs and assigns, covenant with Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set their signature and seal on September 8, 2017.

Austin T. Woodley
Austin T. Woodley

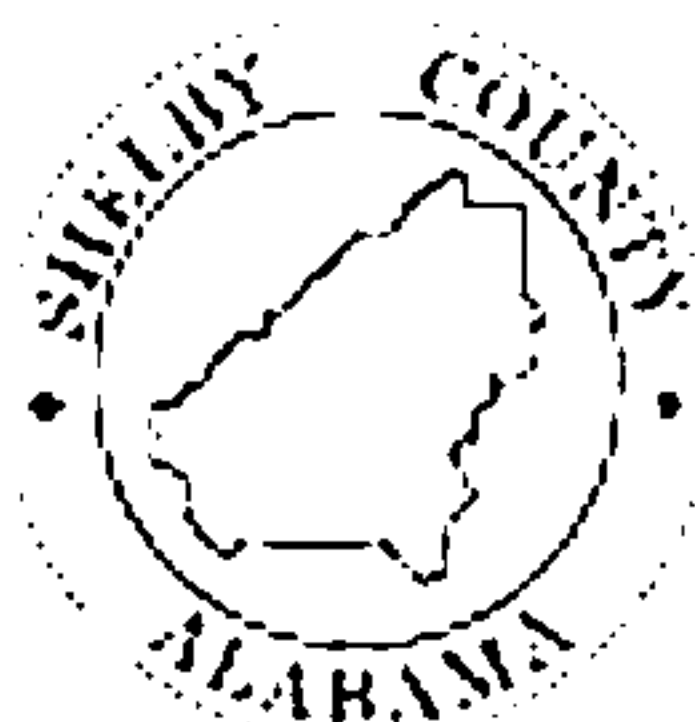
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin T. Woodley, 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 8th day of September, 2017

(NOTARIAL SEAL)

Briggett A. Ogburn
Notary Public
Print Name: BRIDGETT A OGBURN
Commission Expires: My Commission Expires August 15, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/12/2017 03:47:46 PM
\$32.00 CHERRY
20170912000332840

James W. Fuhrmeister