

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

Send tax notice to:
Phillip & Linda Allums
3038 Old Cahaba Parkway
Helena, AL 35080
BHM1 700810

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

State of Alabama
County of Shelby

20170920000342620
09/20/2017 03:24:40 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars (\$224,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Vera Nell Bowling and Arnold Sanford**, wife and husband, whose mailing address is: 1701 Wellington Circle, Cullman, AL **35055** (hereinafter referred to as "Grantors"), by **Phillip R. Allums and Linda Allums** (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, 3038 Old Cahaba Parkway, Helena, AL 35080, to-wit:

Lot 76, according to the Map and Survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, 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.

\$75,000.00 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 Vera Nell Bowling and Arnold Sanford have hereunto set their signatures and seals on September 19, 2017.

Vera Nell Bowling
Vera Nell Bowling

Arnold Sanford
Arnold Sanford

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vera Nell Bowling and Arnold Sanford, 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 19 day of SEPTEMBER, 2017

(NOTARIAL SEAL)

Caitlin Hardee Graham
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
09/20/2017 03:24:40 PM
\$168.00 CHERRY
20170920000342620

J.W. Fuhrmeister