

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

Send tax notice to:
Joshua Holcomb and Kelsey Hill Holcomb
140 Weeping Circle
Wilsonville, AL 35186
BHM1700912

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

State of Alabama
County of Shelby

20170926000348880
09/26/2017 08:38:26 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Seven Thousand Five Hundred and 00/100 Dollars (\$187,500.00) **the amount which can be verified in the Sales Contract between the two parties**, in hand paid to the undersigned **Steven B. Riggins and Lydia Sophia Henderson Riggins, husband and wife, whose mailing address is: 11210 HWY 55, WESTOVER, AL 35147** (hereinafter referred to as "Grantors"), by **Joshua Holcomb and Kelsey Hill Holcomb, whose mailing address is: 140 Weeping Circle, Wilsonville, AL 35186** (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, having a property address of: **140 Weeping Circle, Wilsonville, AL 35186**, to-wit:

Lot 17, according to the Survey of Final Plat of Willow Oaks, as recorded in Map Book 38, Pages 137-A, 137-B and 137-C, 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.

\$150,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Lydia Sophia Henderson Riggins, Grantor herein, is one and the same person as Lydia Sophia Riggins, Lydia Henderson Riggins, and one and the same person as Lydia Sophia Henderson, the grantee in deed recorded in Instrument 20120118000020730, in the Probate Office of Shelby County, Alabama.

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 have hereunto set their signatures and seals on September 22, 2017.

Steven B. Riggins
Steven B. Riggins

Lydia Sophia Henderson Riggins
Lydia Sophia Henderson Riggins

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven B. Riggins and Lydia Sophia Henderson Riggins, 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 22 day of SEPTEMBER, 2017

Caitlein Hardee Graham

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
09/26/2017 08:38:26 AM
\$55.50 DEBBIE
20170926000348880

James W. Fuhrmeister