

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

Send tax notice to:

Cory Edwards and Kelly Edwards  
1063 Narrows Way, Ste. B  
Birmingham, AL 35242  
BHM1700983

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

20170926000348920

09/26/2017 08:44:20 AM

State of Alabama  
County of Shelby

DEEDS 1/2

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) **the amount which can be verified in the Sales Contract between the two parties,** in hand paid to the undersigned **Thompson Realty Co., Inc., whose mailing address is:** 103 Carnoustie, Shoal Creek, AL 35242 (hereinafter referred to as "Grantor"), by **Cory Edwards and Kelly Edwards, whose mailing address is: 1063 Narrows Way, Ste. , Birmingham, AL 35242** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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: **214 Carnoustie, Shoal Creek, Alabama 35242**, to-wit:

Lot 223, according to the Survey of Shoal Creek Subdivision as recorded in Map Book 6, Page 150 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.

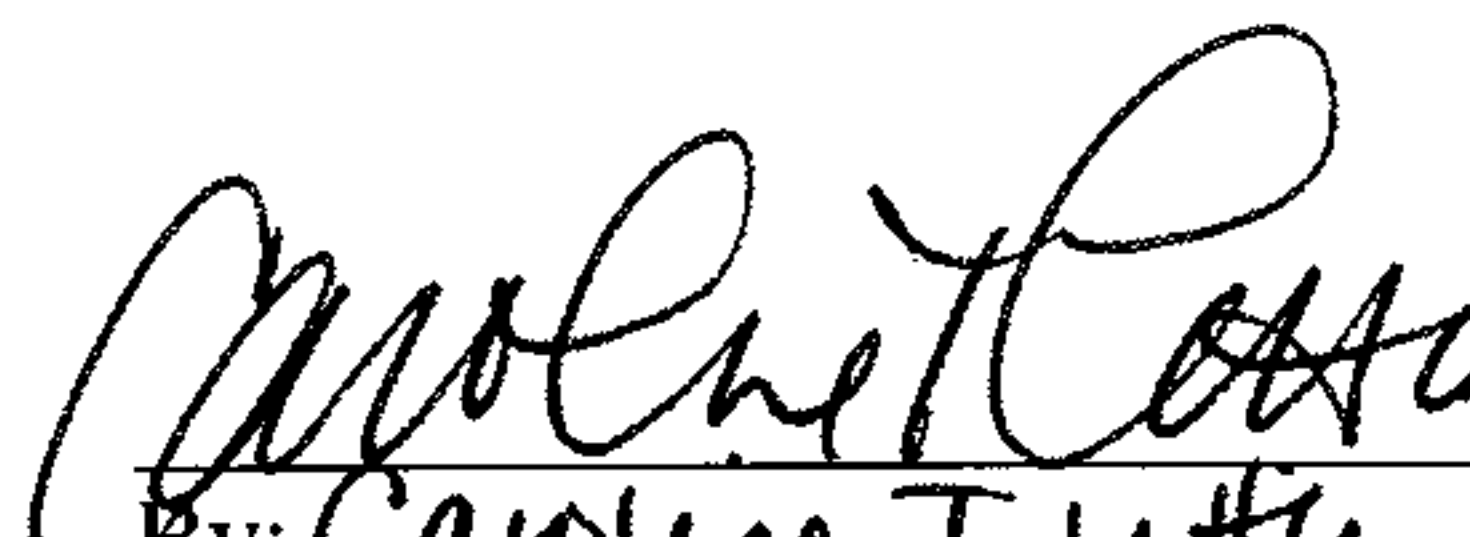
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors 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 successors and assigns 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, Grantor has hereunto set its signature and seal on September 25, 2017.

Thompson Realty Co., Inc.

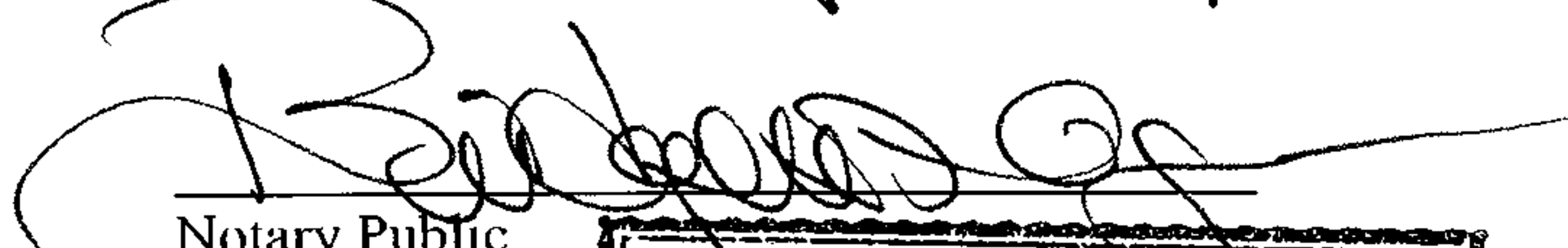
  
By: Caroline T. Little  
Its: President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline T. Little, whose name as President of Thompson Realty Co., Inc., and 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, as said President and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of September, 2017

(NOTARIAL SEAL)

  
Notary Public  
Print Name: BRIDGETT A OGBURN  
Commission Expires August 15, 2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/26/2017 08:44:20 AM  
\$213.00 DEBBIE  
20170926000348920

