

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

20170929000355900  
09/29/2017 01:59:05 PM  
DEEDS 1/2

Send tax notice to:  
Anthony Michael Roman and Nancy E. Roman  
2525 Saddle Creek Trail  
Birmingham, AL 35242  
BHM1700989

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Argenis E. Zabala and Cynthia Zabala, husband and wife**, whose mailing address is 5171 Sapphire Ridge, Hoover, AL 35244 (hereinafter referred to as "Grantors"), by **Anthony Michael Roman and Nancy E. Roman** (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 Lot 7, Saddle Creek Trail, Birmingham, AL 35242, to-wit:

**Lot 7, according to the Final Survey of Saddle Creek Farms, a Private Subdivision, as recorded in Map Book 14, Page 4, 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 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 Argenis E. Zabala and Cynthia Zabala have hereunto set their signatures and seals on September 28, 2017.

*Argenis E. Zabala*  
Argenis E. Zabala

*Cynthia Zabala*  
Cynthia Zabala

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Argenis E. Zabala and Cynthia Zabala, 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 28th day of September, 2017.

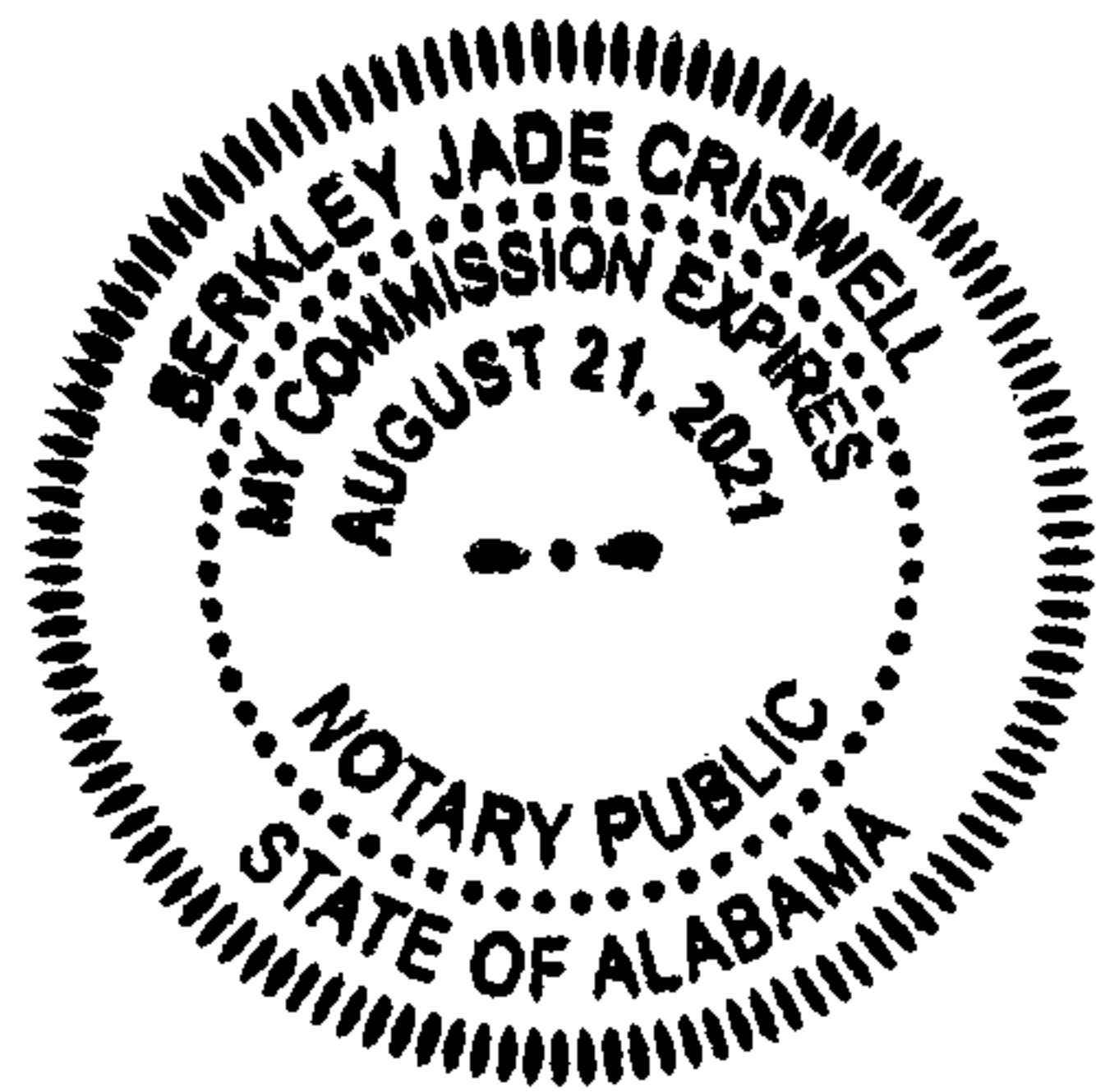
*Berkley Jade Criswell*

Notary Public

Print Name: *Berkley Jade Criswell*

Commission Expires: *08/21/2021*

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/29/2017 01:59:05 PM  
\$268.00 JESSICA  
20170929000355900

*Jessica*