

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

Send tax notice to:

Andrew John Gnann and
Sean Carey Tinney
10 Troon
Shoal Creek, AL 35242
BHM1700814

This instrument prepared by:

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

20170929000355960

09/29/2017 02:01:56 PM

DEEDS 1/2

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Seventy-Four Thousand Nine Hundred Ninety-Four and 00/100 Dollars (\$874,994.00) **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 Casnovusite, Shoal Creek, AL 35242** (hereinafter referred to as "Grantors"), by **Andrew John Gnann and Sean Carey Tinney, whose mailing address is: 10 Troon, Shoal Creek, 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, to-wit:

Lot H-1-A, according to the Resubdivision of Lots 29A and 30A of a Resurvey of Lots 29, 30, 31, 36 and 37, of Shoal Creek as recorded at Map Book 25, Page 64 and Lot H-1 of The Hamlets at Shoal Creek Phase I being a resubdivision of Lots 26, 27, 28 and 40, Shoal Creek, as recorded in Map Book 47, Page 7 and the southern common area of The Hamlets at Shoal Creek Phase II, Map Book 48, Page 50, as recorded in Map Book 48, Page 55, 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.

\$699,995.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

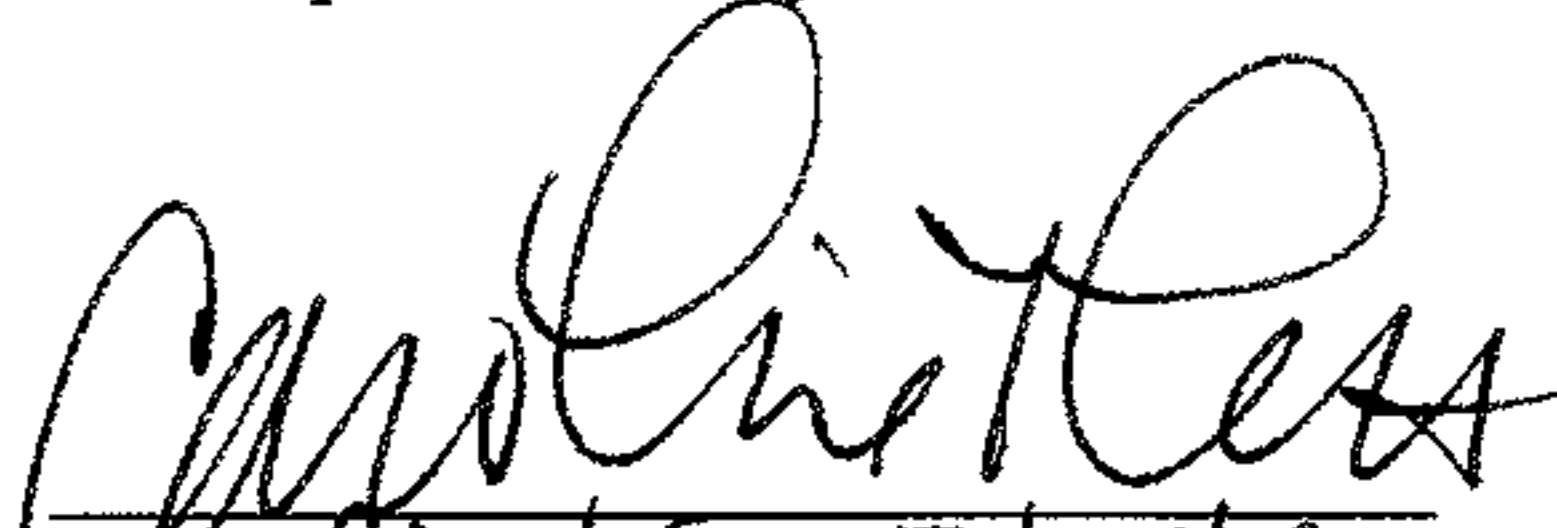
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The 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 28, 2017.

Thompson Realty Co., Inc.

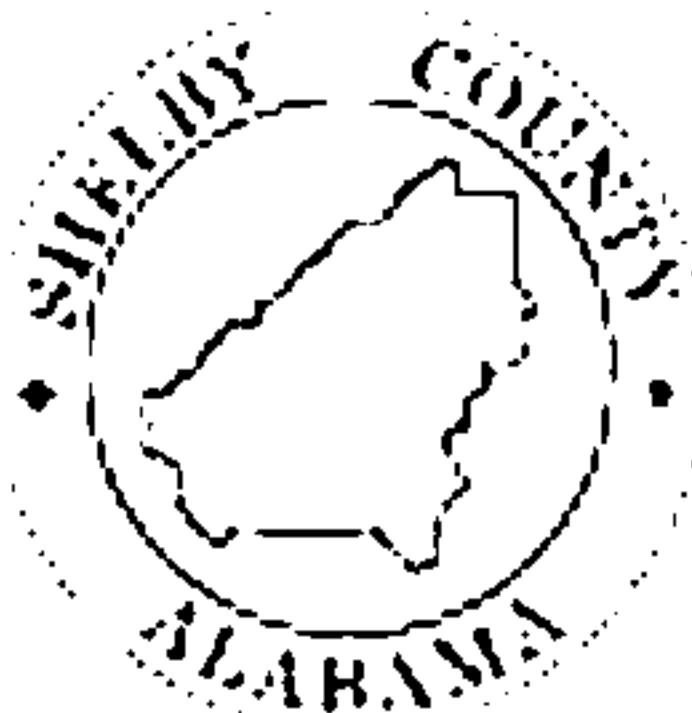

By: Caroline T. Little
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

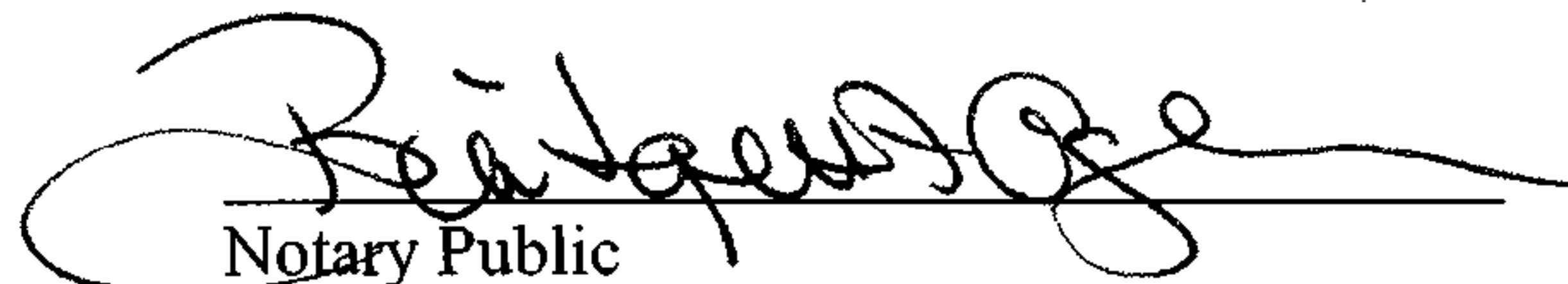
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline T. Little, whose name as President of Thompson Realty Co., Inc., and whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they, in their capacity as said President of Thompson Realty Co., Inc., and with full authority, 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

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/29/2017 02:01:56 PM
\$193.00 DEBBIE
20170929000355960



Notary Public
Print Name:
Commission Expires:

