

Reli Settlement Solutions, LLC
2595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:
Carson J. Denison
135 Magnolia Ridge Circle
Chelsea, AL 35043
BHM1700752

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

State of Alabama
County of Shelby


20171011000369910 1/2 \$256.50
Shelby Cnty Judge of Probate, AL
10/11/2017 12:02:03 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Eight Thousand Five Hundred and 00/100 Dollars (\$238,500.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Richard L. Bailey and Marcel A. Bailey, a married couple, whose mailing address is 107 BROWN RD., DAVEVILLE, AL 36853** (hereinafter referred to as "Grantor"), by **Carson J. Denison** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 439 according to the Map and Survey of Windstone IV Subdivision as recorded in Map Book 27, Page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS EXCEPTED.

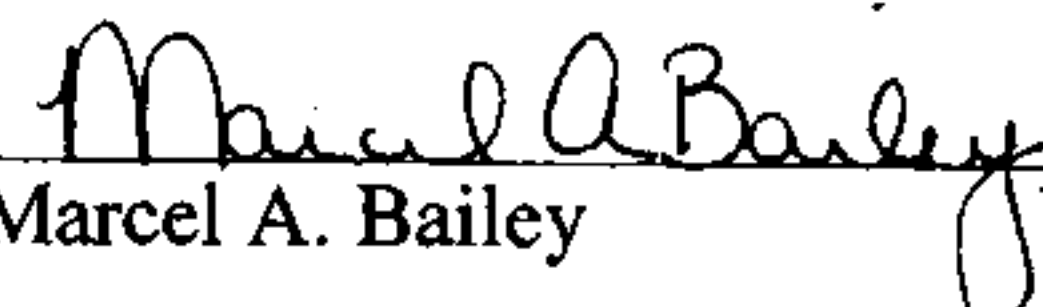
\$243,627.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 0
day of OCTOBER, 2017

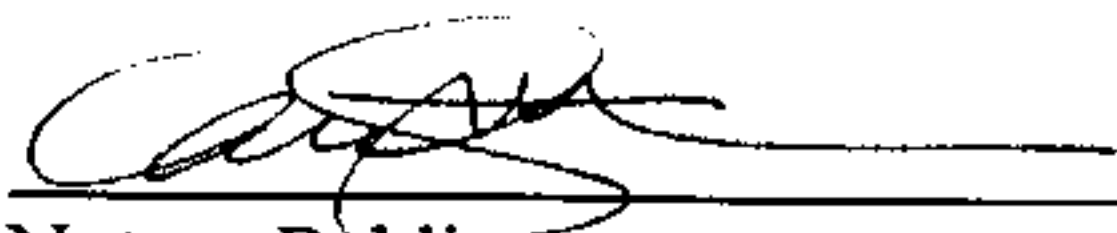

Richard L. Bailey


Marcel A. Bailey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Bailey and Marcel A. Bailey, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 0 day of OCTOBER, 2017


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019

(Notary Seal)



Filed and Recorded
Official Public Records



20171011000369910 2/2 \$256.50
Shelby Cnty Judge of Probate, AL
10/11/2017 12:02:03 PM FILED/CERT



A handwritten signature, likely of the notary public, in dark ink.