

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

Send tax notice to:
Specialized IRA Services fbo
Bruce Beaudry Traditional IRA
2681 San Marcos Dr.
Pasadena, CA 91107
BHM1700772

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

State of Alabama
County of Shelby

20171102000398660
11/02/2017 03:19:51 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Spartan Invest, LLC**, whose mailing address is **1110 23rd St. S., Birmingham, AL 35205** (hereinafter referred to as "Grantor") by **Specialized IRA Services FBO Bruce Beaudry Traditional IRA** (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, the address of which is 506 Cedar Ln., Maylene, AL 35114, to-wit:

A parcel of land situated in the NW ¹/₄ of the NW ¹/₄ of Section 3, Township 21 South, Range 3 West, Shelby County Alabama, being more particularly described as follows: Commence at the Northeast corner of the NW ¹/₄ of the NW ¹/₄ of Section 3, Township 21 South, Range 3 West; run thence in a westerly direction along the North of said ¹/₄ ¹/₄ section for a distance of 349.29 feet; thence turn an angle to the left of 61°42'18" and run in a Southwesterly direction for a distance of 193.70 feet; thence turn an angle to the left of 109°53'45" and in a Southeasterly direction for a distance of 453.16 feet to its intersection with the East line of the NW of the NW ¹/₄ of said Section 3; thence turn an angle to the left of 100°08'45" and in a Northerly direction along said East line for a distance of 236.84 feet to the point of beginning.

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.

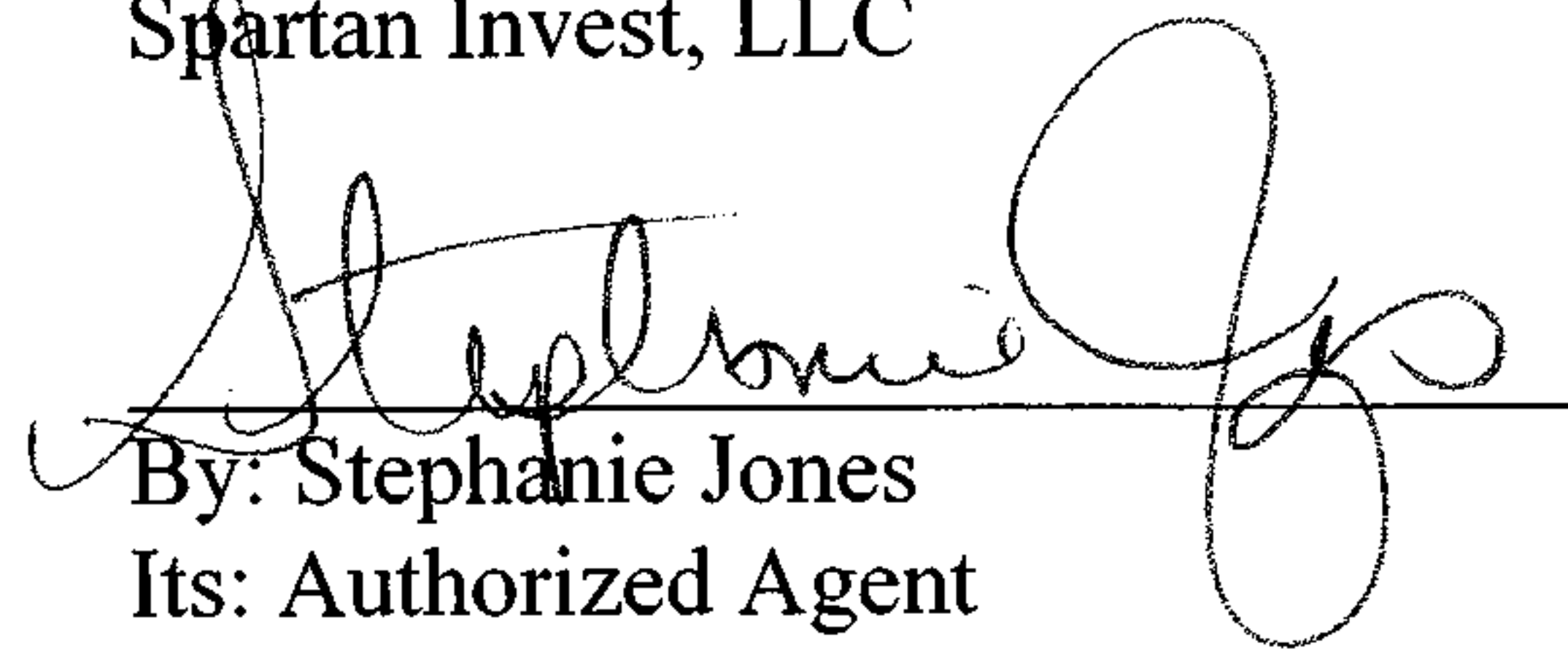
TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns

shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Spartan Invest, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 26th day of October, 2017.

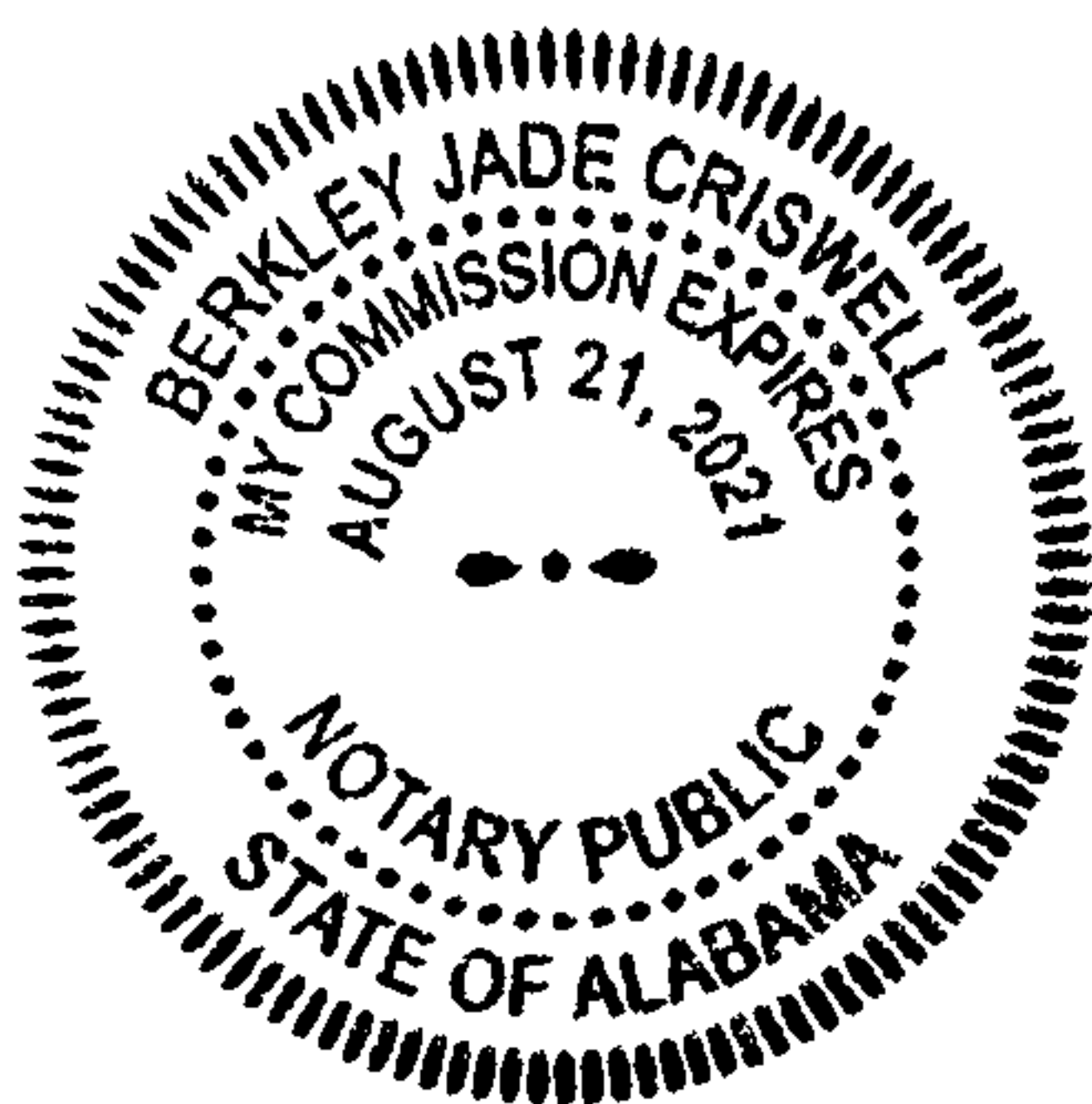
Spartan Invest, LLC


By: Stephanie Jones
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of Spartan Invest, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 26th day of October, 2017.




Notary Public
Print Name: Berkley Jade Criswell
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 03:19:51 PM
\$148.00 DEBBIE
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