

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

Send tax notice to:
Brandi & Michael Ard
215 Hawthorn Street
Birmingham, AL 35242
BHM1701073

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

State of Alabama
County of Shelby

20171116000415890
11/16/2017 03:58:20 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Brandi Ard and Michael Ard**, husband and wife, whose mailing address is: 1063 Belvedere Cove, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Ashley Gann and Derek Gann** (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 **215 Hawthorn Street, Birmingham, AL 35242**, to-wit:

Lot 15-08, Block 15, according to the Survey of Mt. Laurel, Phase III, as recorded in Map Book 34, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

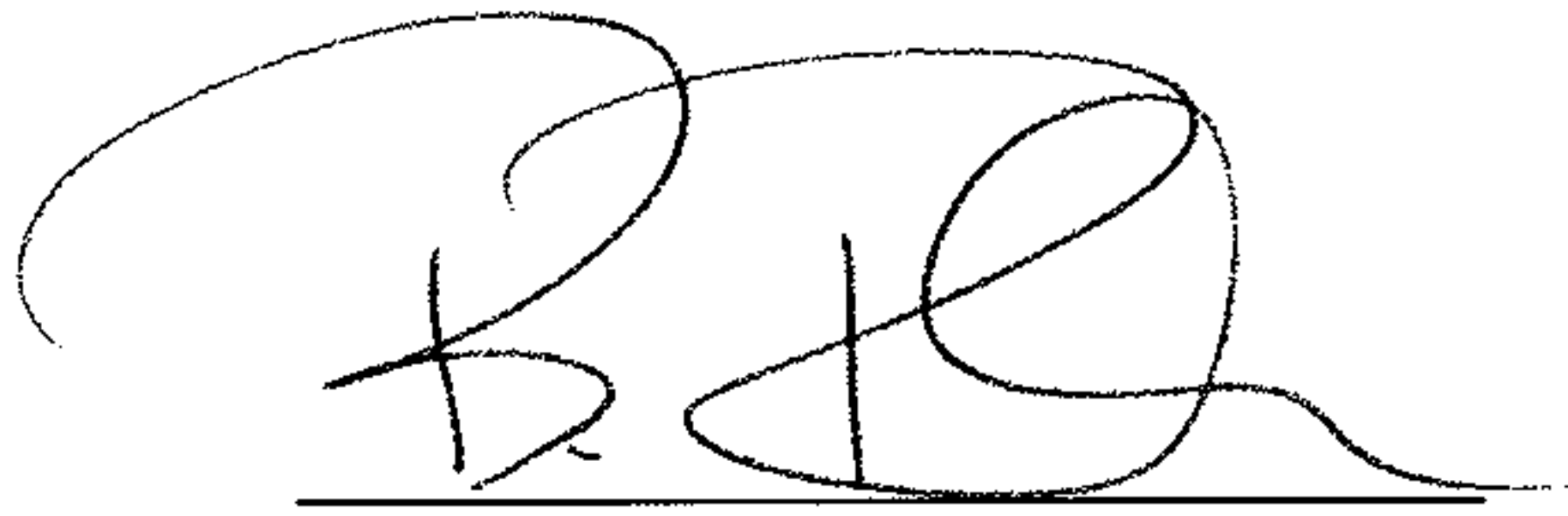
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$266,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

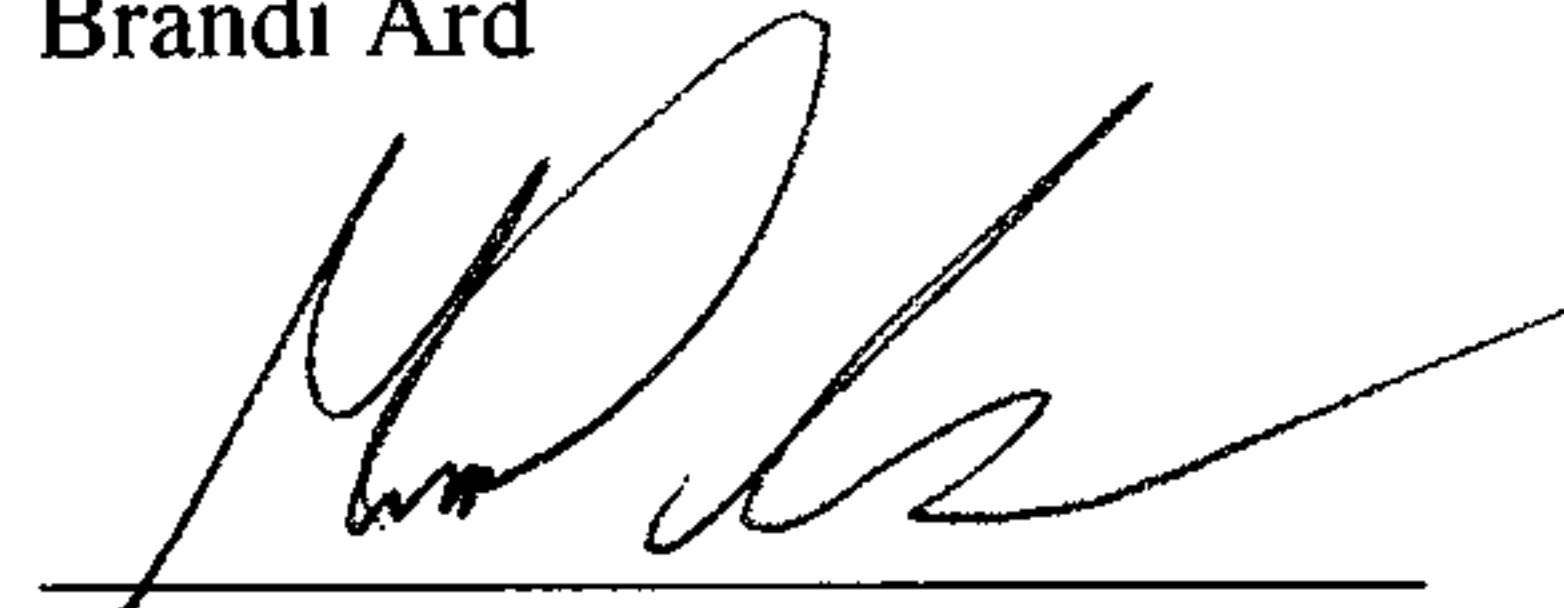
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The 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 Brandi Ard and Michael Ard have hereunto set their signatures and seals on November 15, 2017.



Brandi Ard



Michael Ard



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/16/2017 03:58:20 PM
S107.00 CHERRY
20171116000415890

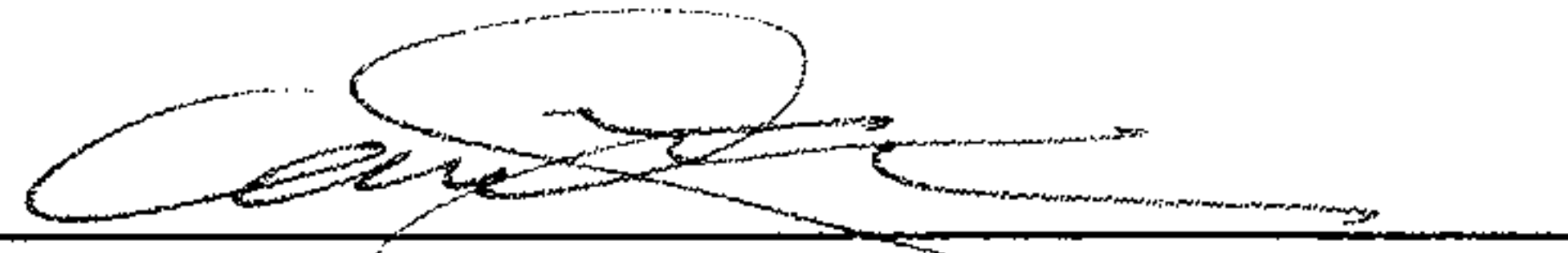


STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandi Ard and Michael Ard, 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 15 day of NOVEMBER, 2017

(NOTARIAL SEAL)



Notary Public

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

