

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

Send tax notice to:
Kelvin & Cassandra Riley
1135 Rushing Drive
Hoover, AL 35244
BHM1701227

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

State of Alabama
County of Shelby

20171130000430030
11/30/2017 02:38:44 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Forty Five Thousand and 00/100 Dollars (\$445,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Wendell W. Moore and Deborah R. Moore a/k/a Deborah K. Moore**, husband and wife, whose mailing address is: 51 Golf Villa Dr., Santa Rosa Beach, FL 32459 (hereinafter referred to as "Grantors"), by **Kelvin Mantel Riley and Cassandra Longmire Riley** (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 **1135 Rushing Drive, Hoover, AL 35244**, to-wit:

Lot 23, according to the Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.


Deborah K. Moore one of the grantees in that certain deed recorded in Shelby County Judge of Probate in Instrument No. 1999-08071 and corrected by Scrivener's Affidavit in Instrument No. 1999-15091 is one in the same as Deborah R. Moore.

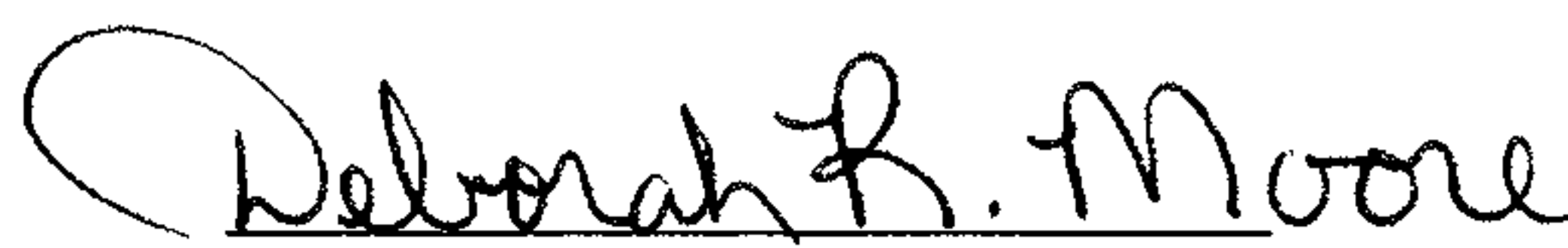
\$330,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Wendell W. Moore and Deborah R. Moore a/k/a Deborah K. Moore have hereunto set their signatures and seals on November 28, 2017.


Wendell W. Moore



Deborah R. Moore a/k/a Deborah K.
Moore

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendell W. Moore and Deborah R. Moore a/k/a Deborah K. Moore, 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 28 day of NOVEMBER, 2017

(NOTARIAL SEAL)


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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2017 02:38:44 PM
\$133.00 CHERRY
20171130000430030

