

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

Send tax notice to:
Danny Spencer and Joanna Sims Spencer
2020 Shagbark Rd
Hoover, AL 35244
BHM1701184

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

State of Alabama
County of Shelby

20171201000431780
12/01/2017 03:56:03 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Three Thousand Five Hundred and 00/100 Dollars (\$293,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Timothy John Sellati and Lillian Marie Sellati, husband and wife whose mailing address is: 50 BENSON DR., DANBURY, CT 06810** (hereinafter referred to as "Grantors"), by **Danny Spencer and Joanna Sims Spencer, whose mailing address is: 2020 Shagbark Rd, Hoover, AL 35244** (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, to which the address is 2020 Shagbark Rd, Hoover, AL 35244, to-wit:

Lot 805, according to the Fifteenth Addition to Riverchase Country Club, as recorded in Map Book 8, Page 168, Shelby County, Alabama Records.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

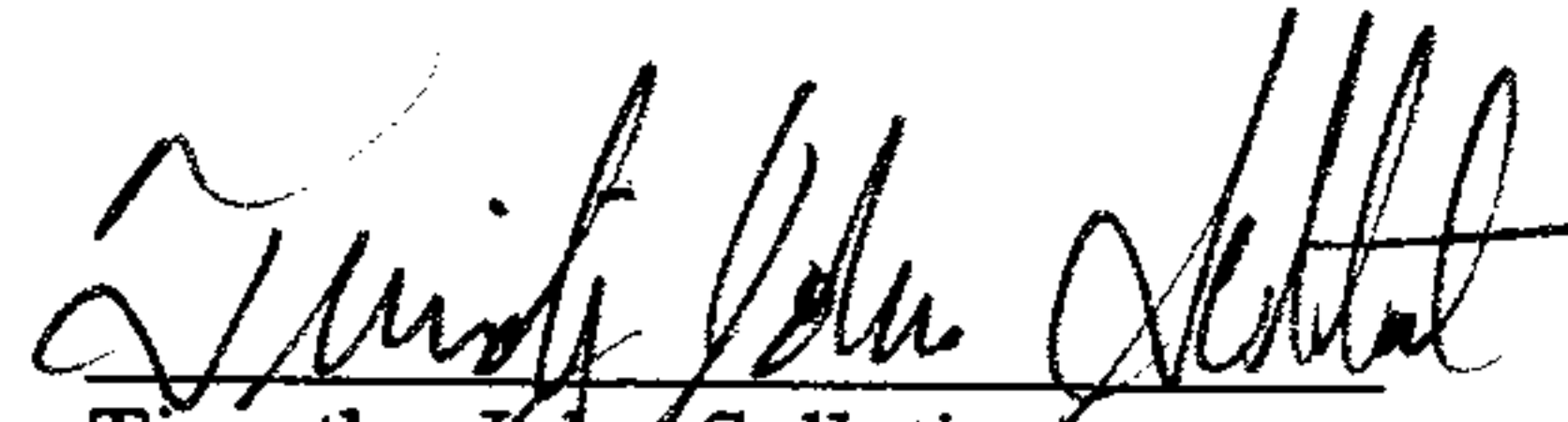
MINING AND MINERAL RIGHTS EXCEPTED.

\$238,500.00 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 Timothy John Sellati and Lillian Marie Sellati have hereunto set their signatures and seals on November 29, 2017.


Timothy John Sellati

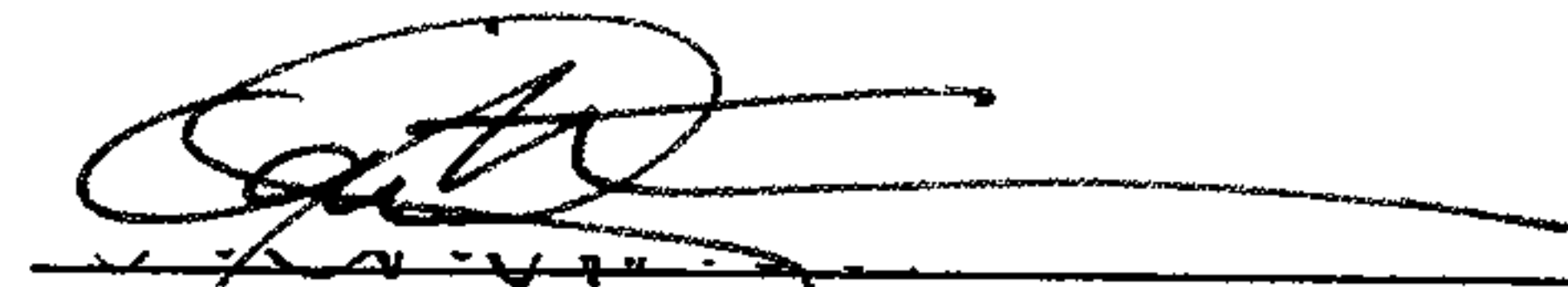

Lillian Marie Sellati

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy John Sellati and Lillian Marie Sellati, 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 29 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
12/01/2017 03:56:03 PM
\$73.00 CHERRY
20171201000431780



