

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Jeremiah C. & Jessica N. McDaniel

3024 Stonecreek Trace

Helena, AL 35080

BHM1701291

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20180118000016530

01/18/2018 08:58:42 AM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Four Thousand and 00/100 Dollars (\$174,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Marcus A. Malone, a single man whose mailing address is: 250 Piedmont Ave NE; Apt 1406; Atlanta, AL 350308** (hereinafter referred to as "Grantors"), by **Jeremiah C. McDaniel and Jessica N. McDaniel** (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-wit:

Lot 1738, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 6, recorded in Map Book 34, Page 67, in the Probate Office 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.

\$174,000.00 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 Marcus A. Malone have hereunto set their signatures and seals on January 12, 2018.

Marcus A. Malone

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marcus A. Malone, 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.

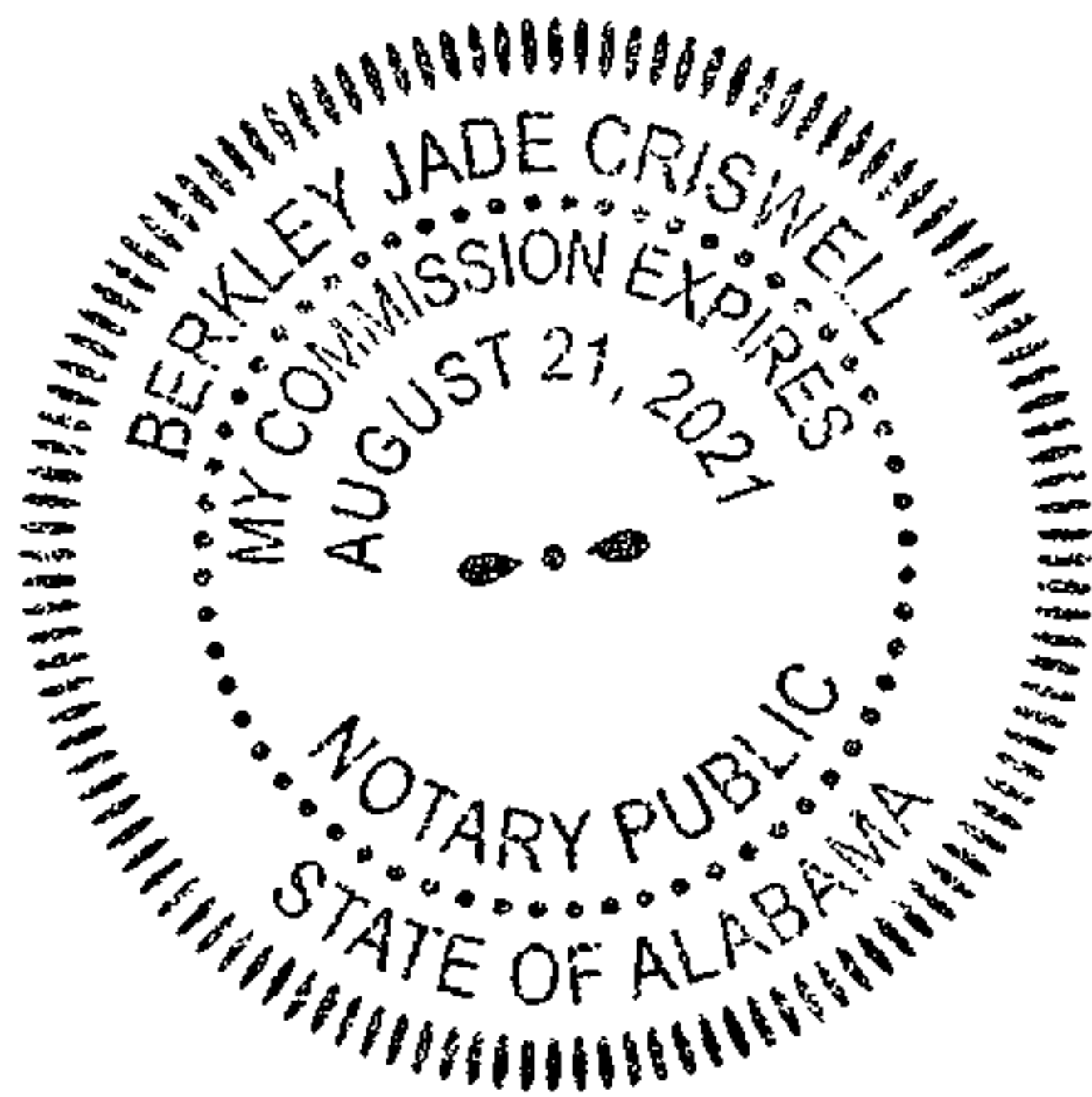
Given under my hand and official seal this the 12 day of January 2018

Notary Public

Print Name: Berkley Jade Criswell

Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/18/2018 08:58:42 AM
\$19.00 CHERRY
20180118000016530