

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

Send tax notice to:  
Jason A. & Jennifer T. Browning  
1030 Eagle Mountain Lane  
Birmingham, AL 35242  
BHM1800007

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

State of Alabama  
County of Shelby

20180122000022200  
01/22/2018 03:35:11 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty Eight Thousand and 00/100 Dollars (\$468,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **ACOB, Inc whose mailing address is: 2058 Eagle Valley Dr; Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Jason A Browning and Jennifer T Browning** (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 1812-A, according to the Resurvey of Lots 1811 and 1812 Eagle Point 18th Sector, as recorded in Map Book 47, Page 44 in the Probate Office of Shelby County, Alabama; being situated in 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.

**\$175,000.00 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, Grantor, ACOB, Inc., by Mark O. Aderholt its registered agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 19 day of JANUARY, 2018

*Mark O Aderholt*

Acob, Inc,  
By: Mark O. Aderholt  
Its: Registered Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

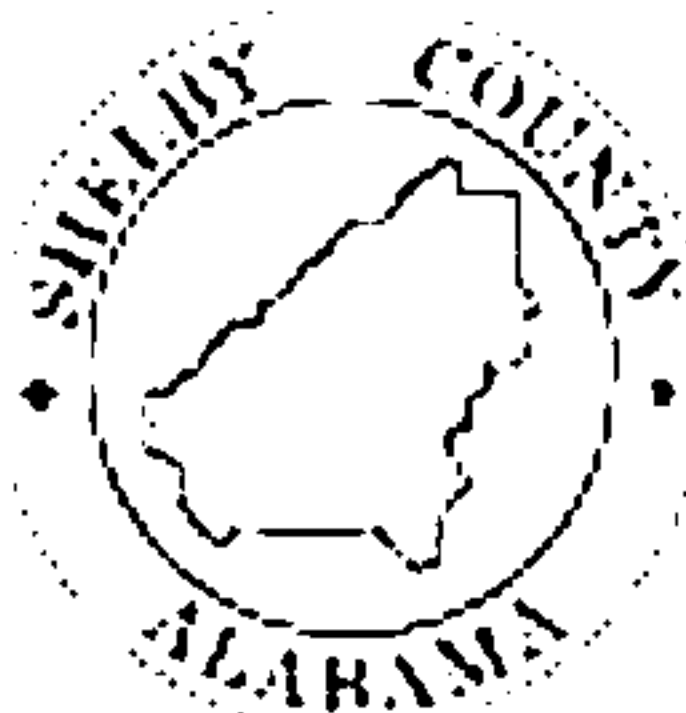
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark O. Aderholt, whose name as its registered agent of ACOB, Inc., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member 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 19 day of JANUARY, 2018



*Caitlin Hardee Graham*

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  
01/22/2018 03:35:11 PM  
\$311.00 CHERRY  
20180122000022200

*James W. Fuhrmeister*