

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

Send tax notice to:
Ron & Cheryl Coblentz
1131 Greystone Cove Drive
Birmingham, AL 35242
BHM1800059.

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

State of Alabama
County of Shelby

20180201000034500
02/01/2018 02:37:52 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Three Thousand and 00/100 Dollars (\$293,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Thompson Realty Co., Inc. whose mailing address is: 103 Carnousite; Shoal Creek, AL 35242** (hereinafter referred to as "Grantors"), by **Ron Coblentz and Cheryl Coblentz** (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 195-C, according to a Resurvey of Lots 174-184, 186-195, Shoal Creek, as recorded in Map Book 9, Page 113 A & B, 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.

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.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co., Inc., by George Thompson, its Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 31st day of January, 2018.



Thompson Realty Co., Inc.

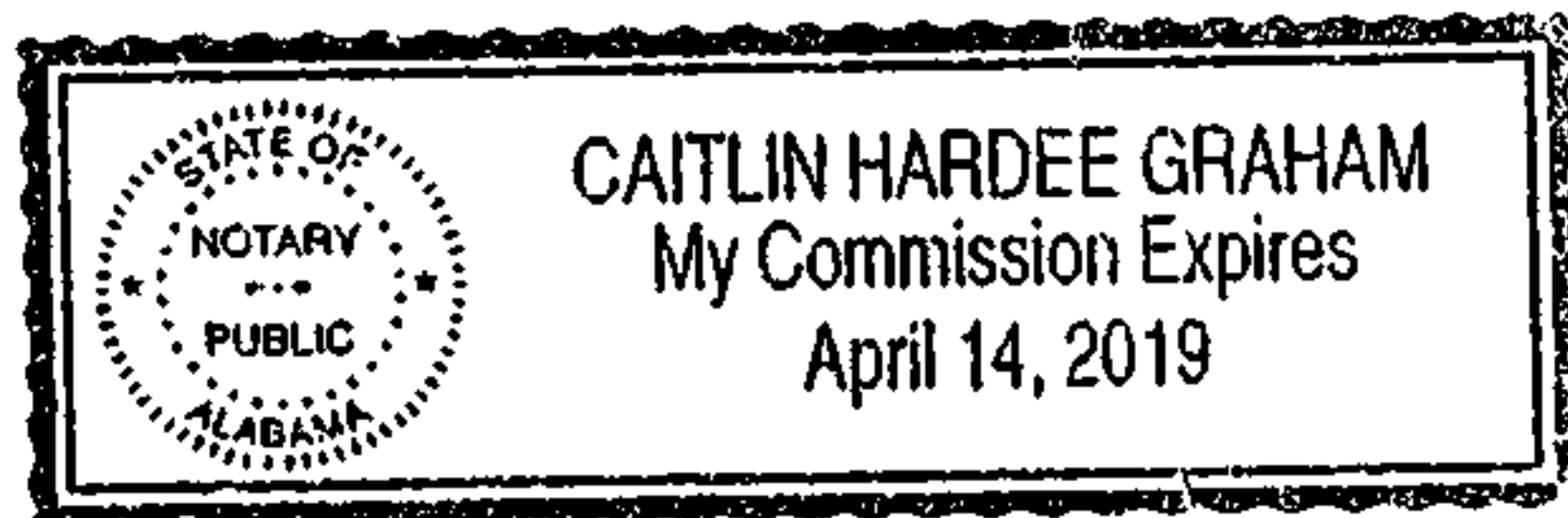
By: George Thompson

Its: Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Thompson, whose name as its agent of Thompson Realty Co., 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.

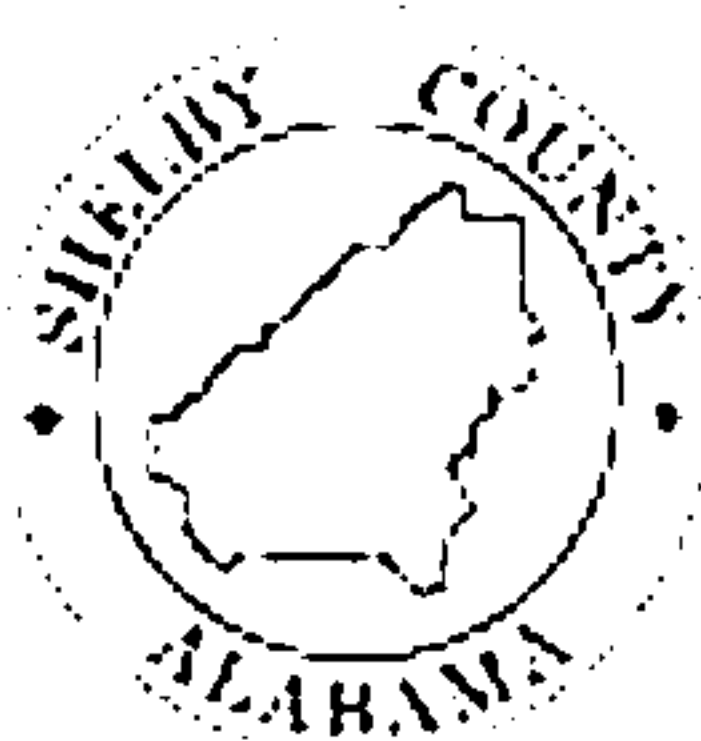
Given under my hand and official seal this the 31st day of January, 2018.



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
02/01/2018 02:37:52 PM
\$311.00 CHERRY
20180201000034500

