

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

Send tax notice to:
Anthony R. & Sierra Ward
360 Union Station Way
Calera, AL 35040
BHM1701338

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

State of Alabama
County of Shelby

20180207000041130
02/07/2018 02:13:30 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty One Thousand and 00/100 Dollars (\$151,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Heather Brock Johnson and Wesley Johnson, a married couple whose mailing address is: 7900 Old Madison Pike; Apt 1006; Madison, AL 35758** (hereinafter referred to as "Grantors"), by **Anthony R. Ward and Sierra Ward** (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 25, according to the Survey of Union Station Phase I, as recorded in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

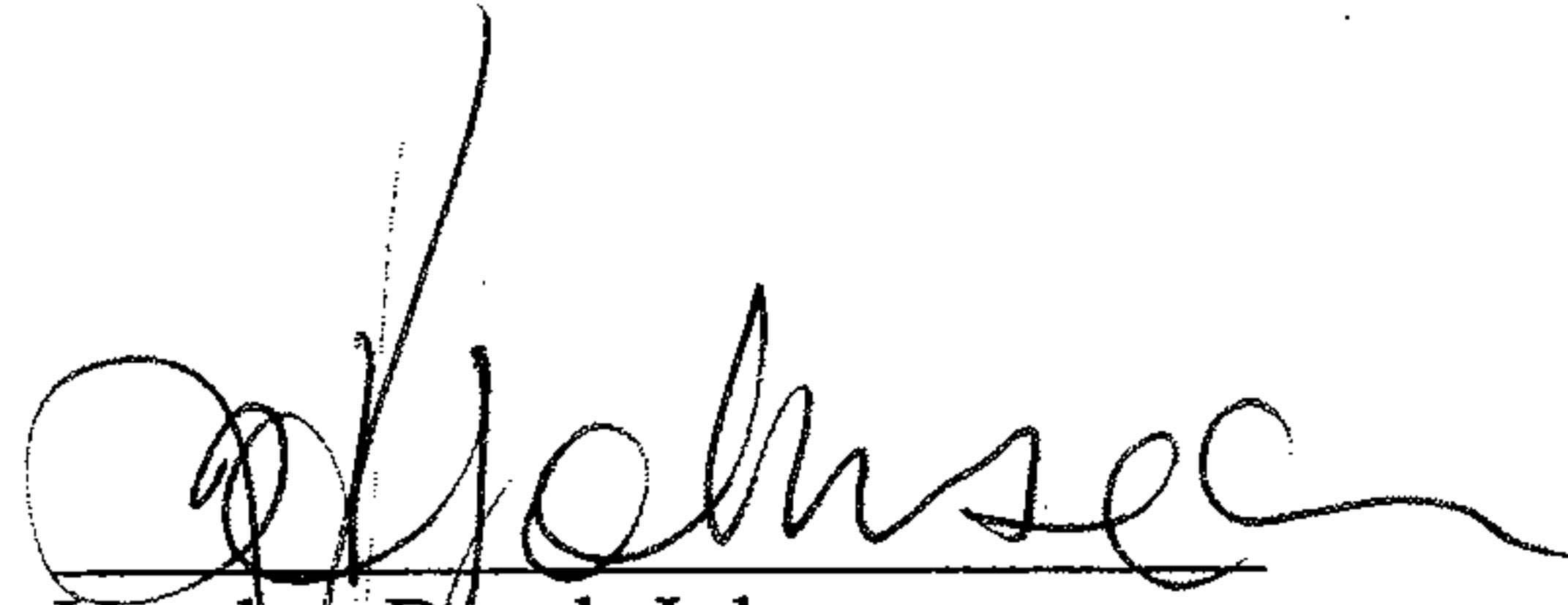
\$148,265.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

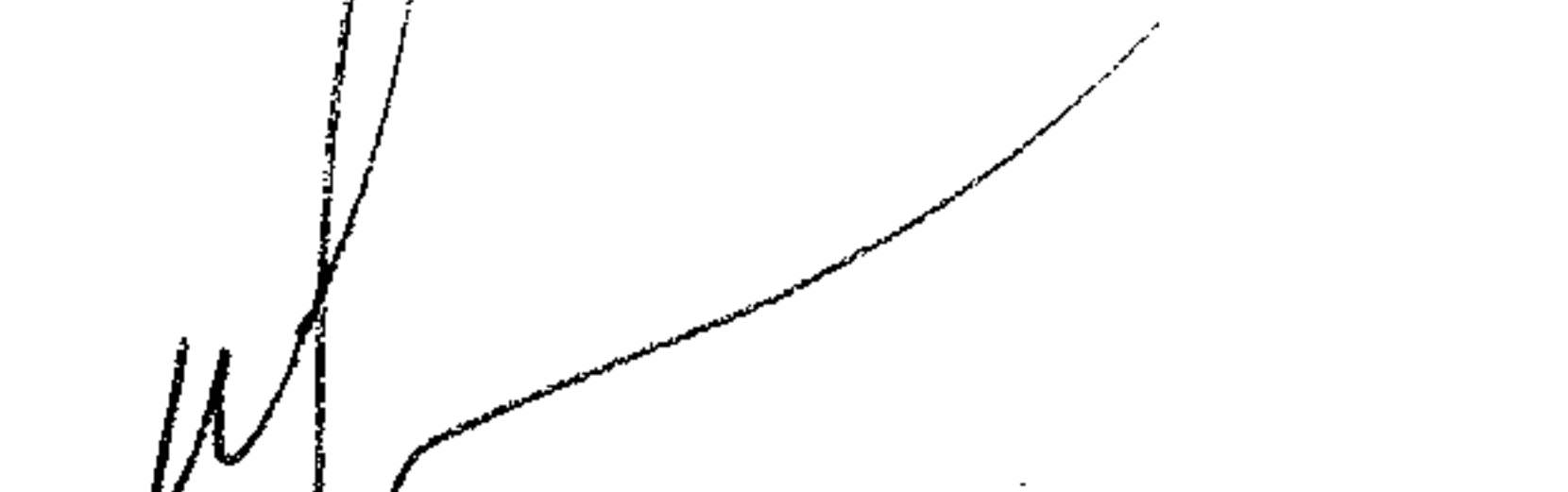
Heather Brock Johnson is one and the same as Heather Brock as referenced in that Deed recorded in Instrument No. 20110311000082150

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 Heather Brock Johnson and Wesley Johnson have hereunto set their signatures and seals on February 6, 2018.


Heather Brock Johnson


Wesley Johnson

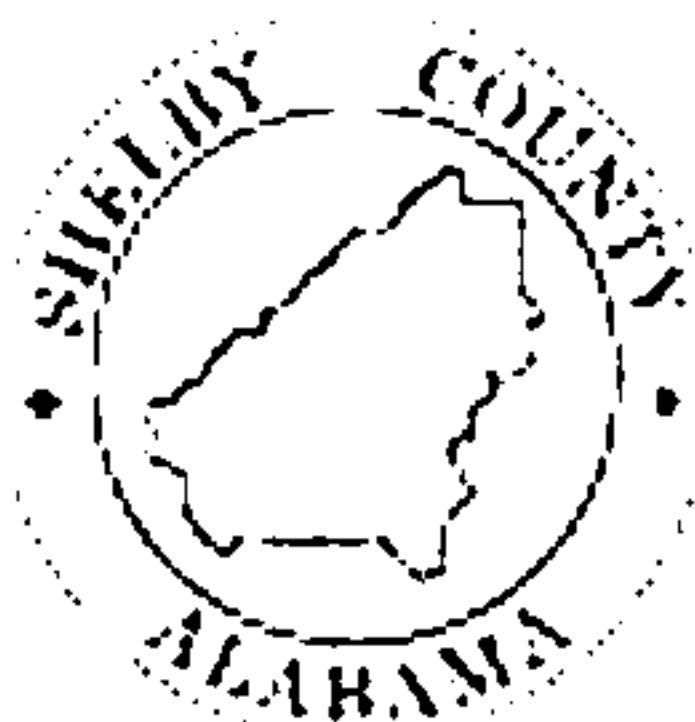
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Brock Johnson and Wesley Johnson, 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 6 day of FEBRUARY, 2018

(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
02/07/2018 02:13:30 PM
\$21.00 CHERRY
20180207000041130

