

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

Send tax notice to:
Brian K. Allen
316 Deer Ridge Lane
Chelsea, AL 35043
BHM1800218

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

STATE OF ALABAMA
Shelby COUNTY

20180405000113750
04/05/2018 01:52:46 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Four Thousand and 00/100 Dollars (\$274,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **James E. Bruce and Karen A. Bruce, a married couple, whose mailing address is: 1004 Eagle Creek Cove, Birmingham, AL 35242,** (hereinafter referred to as "Grantors"), by **Brian K. Allen** (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 17B, according to the Survey of Deer Ridge Lakes, Sector 5, as recorded in Map Book 32, Page 23 in the Probate Office of Shelby County, Alabama.

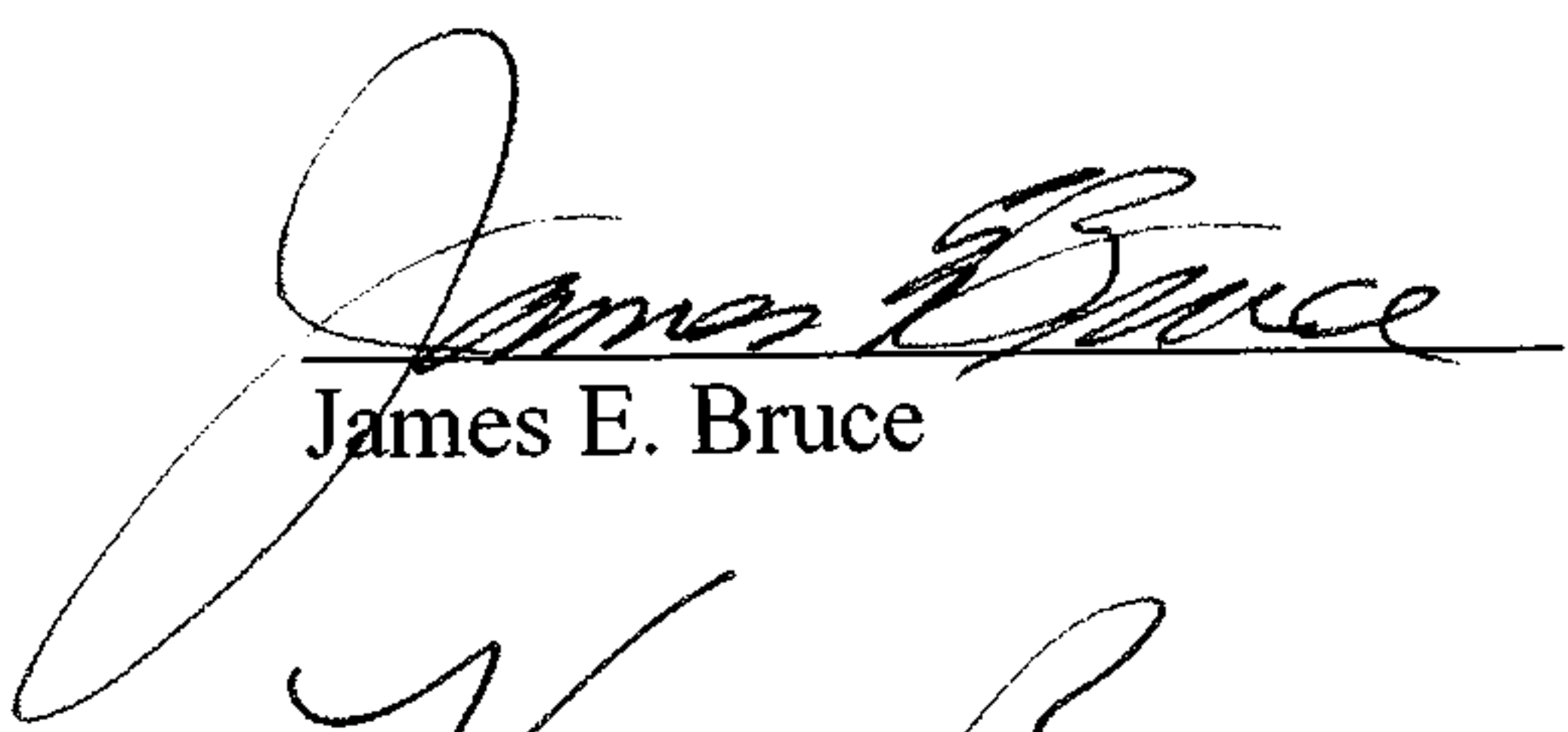
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

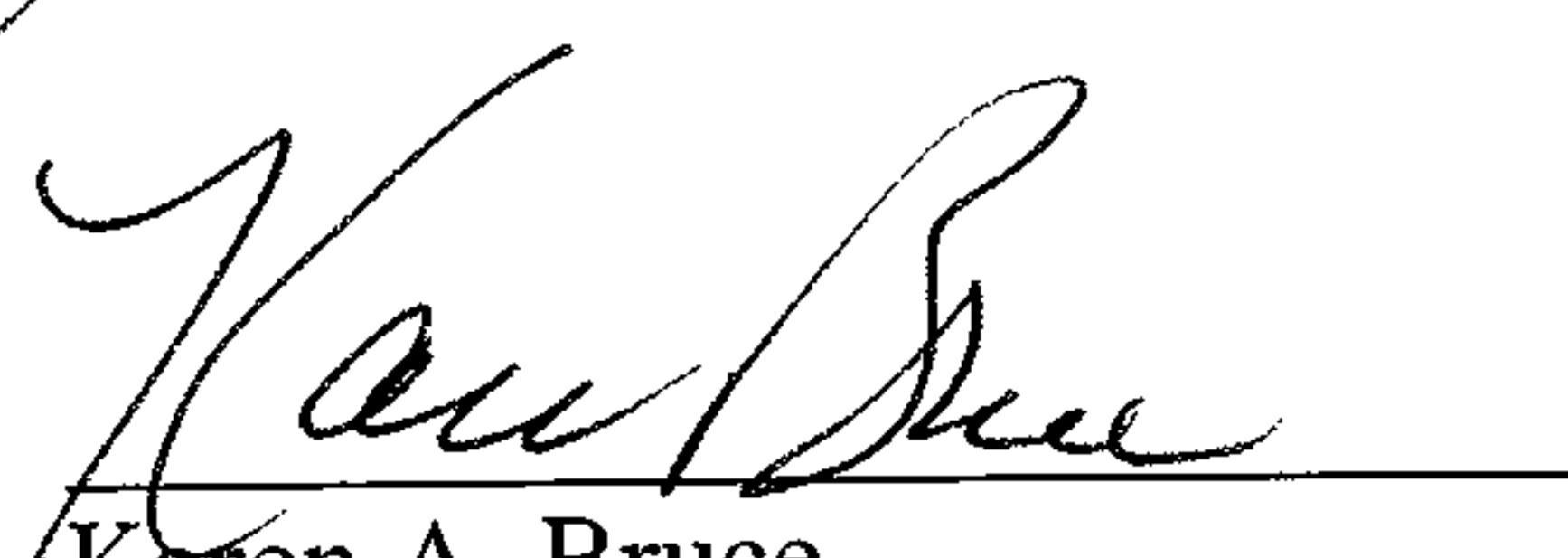
\$276,844.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 4
day of APRIL, 2018


James E. Bruce


Karen A. Bruce



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2018 01:52:46 PM
\$19.00 CHERRY
20180405000113750

STATE OF ALABAMA
COUNTY OF JEFFERSON



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Bruce and Karen A. Bruce, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 4 day of APRIL, 2018

(Notary Seal)


Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APRIL 14, 2019

