

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

Send tax notice to:
Michael W. & Lisa M. Adams
226 Arbors Court
Sterrett, AL 35147
BHM1701207

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

State of Alabama
County of Shelby

20180501000147990
05/01/2018 03:52:24 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Rafael M. Ubaldo and Patricia Ubaldo**, husband and wife, acting through Dawn S. Kirkland, his/her attorney-in-fact, whose mailing address is:

170 PEBBLE CREEK LN, BMDA, TX 78010 (hereinafter referred to as "Grantors"), by **Michael W. Adams and Lisa M. Adams** (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 1009, according to the Survey of The Arboreos of Forest Parks, as recorded in Map Book 25, Page 146, 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.

\$199,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Rafael Ubaldo is one in the same as Rafael M. Ubaldo

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 Rafael M. Ubaldo and Patricia Ubaldo have hereunto set their signatures and seals on April 27, 2018.

*Rafael M. Ubaldo by his atty
in fact Dawn Kirkland*

Rafael M. Ubaldo

*Patricia Ubaldo by her atty
in fact Dawn Kirkland*

Patricia Ubaldo

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn S. Kirkland, whose name as attorney in fact for Rafael M. Ubaldo and Patricia Ubaldo, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Rafael M. Ubaldo and Patricia Ubaldo on the day the same bears date.

Given under my hand and official seal this the 27 day of APRIL, 2018.

(NOTARIAL SEAL)

[Signature]

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APRIL 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2018 03:52:24 PM
\$28.50 CHERRY
20180501000147990

[Signature]