

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Fred N. Thompson and Janet S. Thompson

527 Chesser Circle

Chelsea, AL 35043

BHM1800312

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20180507000155040

05/07/2018 12:36:53 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand Seven Hundred Fifty and 00/100 Dollars (\$209,750.00), the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Edna Stokes Jett, Trustee of the Jett Family Trust dated October 4, 2016 and any amendments thereto**, whose mailing address is 200 one nineteen Blvd, Apt. 1106, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Fred N. Thompson and Janet S. Thompson**, whose mailing address is 527 Chesser Circle, Chelsea, AL 35043, (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, the address of which is **527 Chesser Circle, Chelsea, AL 35043**, to-wit:

Lot 28, according to the Amended Map of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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.

\$209,750.00 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, Grantors, Edna Stokes Jett, Trustee of the Jett Family Trust dated October 4, 2016 and any amendments thereto, have hereunto set their signatures and seals on this the 4th day of May, 2018.

**Jett Family Trust dated
October 4, 2016 and any
amendments thereto**



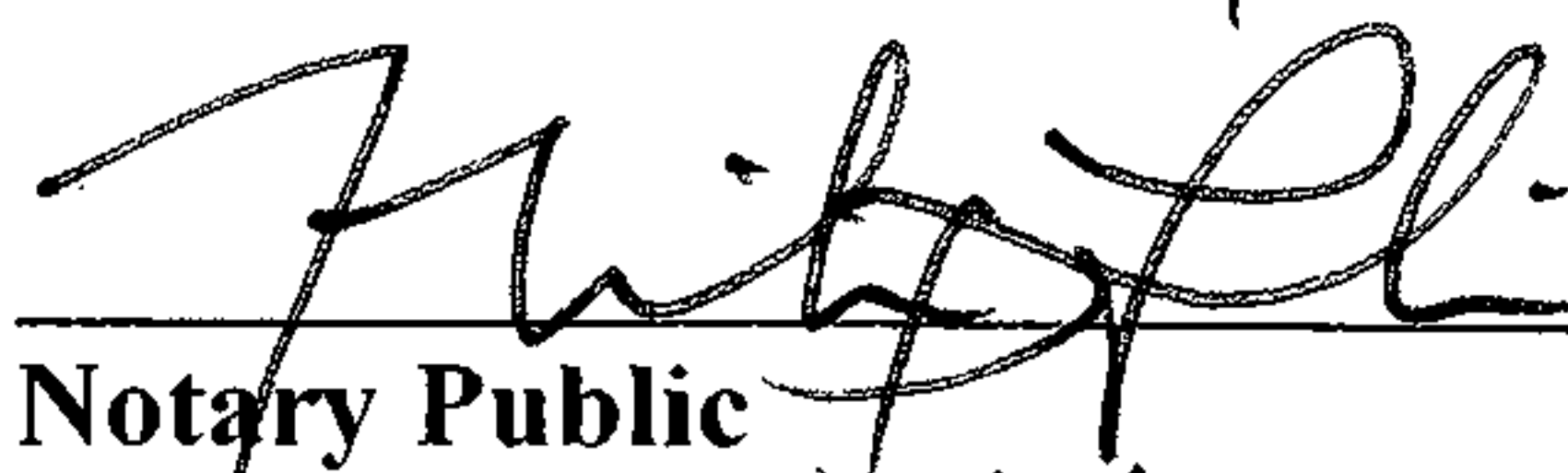
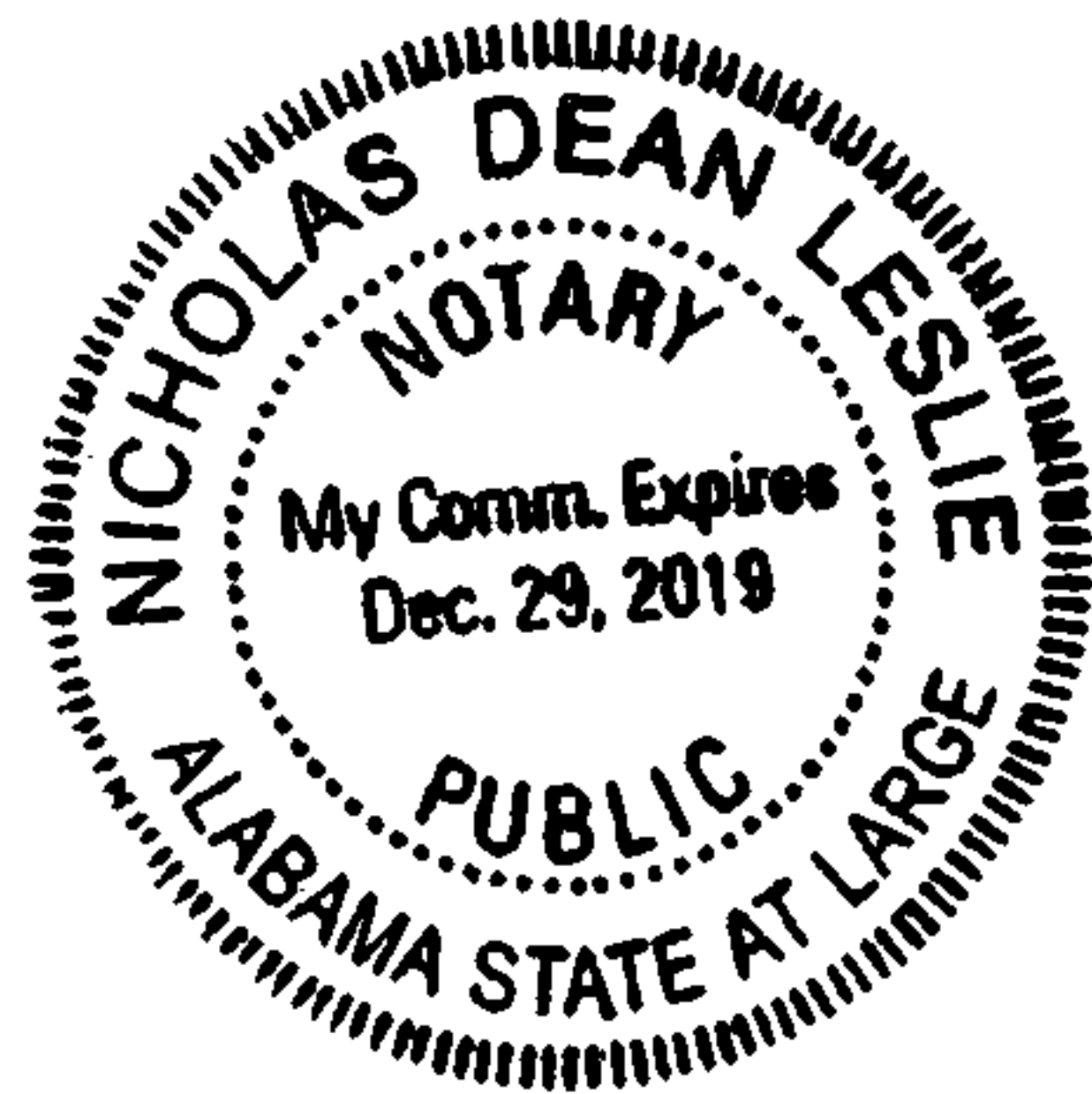
By: Edna Stokes Jett, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Edna Stokes Jett**, Trustee of the Jett Family Trust dated October 4, 2016 and any amendments thereto, whose name(s) is/are signed to the foregoing instrument, who is known to me, acknowledged before me on this day that, being informed the contents of said instrument she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

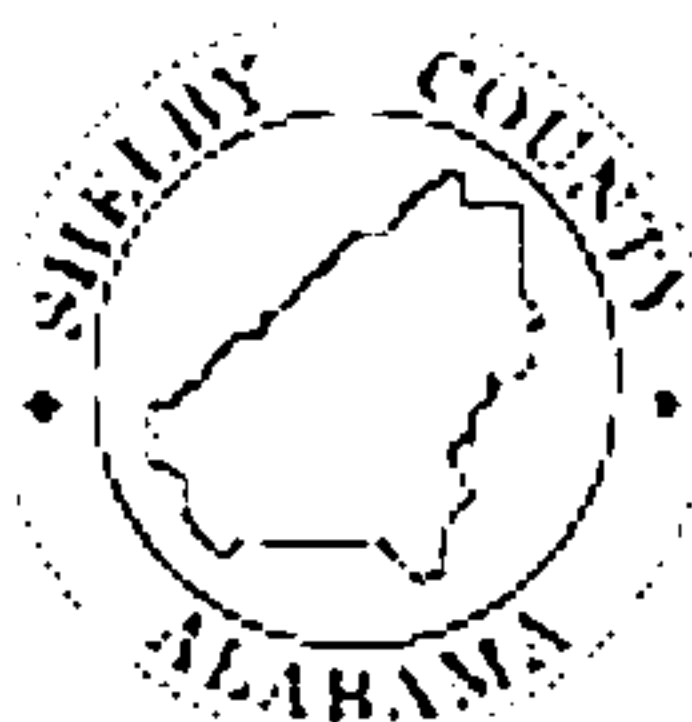
Given under my hand and official seal this the 4th day of May, 2018.

(NOTARIAL SEAL)



Notary Public

Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2018 12:36:53 PM
\$19.00 CHERRY
20180507000155040

