

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

20180515000167320
05/15/2018 11:44:59 AM
DEEDS 1/2

Send tax notice to:
Gregory & Nancy G. Fritz
2047 Chelsea Ridge Dr
Columbiana, AL 35051
BHM1800326

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Brandon M. Davis and Julie P. Davis**, husband and wife, whose mailing address is: 7030 Harris Lane, Murfreesboro, TN 37129 (hereinafter referred to as "Grantor"), by **Gregory Fritz** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map book 35, Page 150, 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.

\$225,885.00 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 11th
day of May, 2018.

*Brandon M. Davis by
Julie P. Davis his
attorney in fact*

Brandon M. Davis

Julie P. Davis

Julie P. Davis

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon M. Davis and Julie P. Davis, 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.

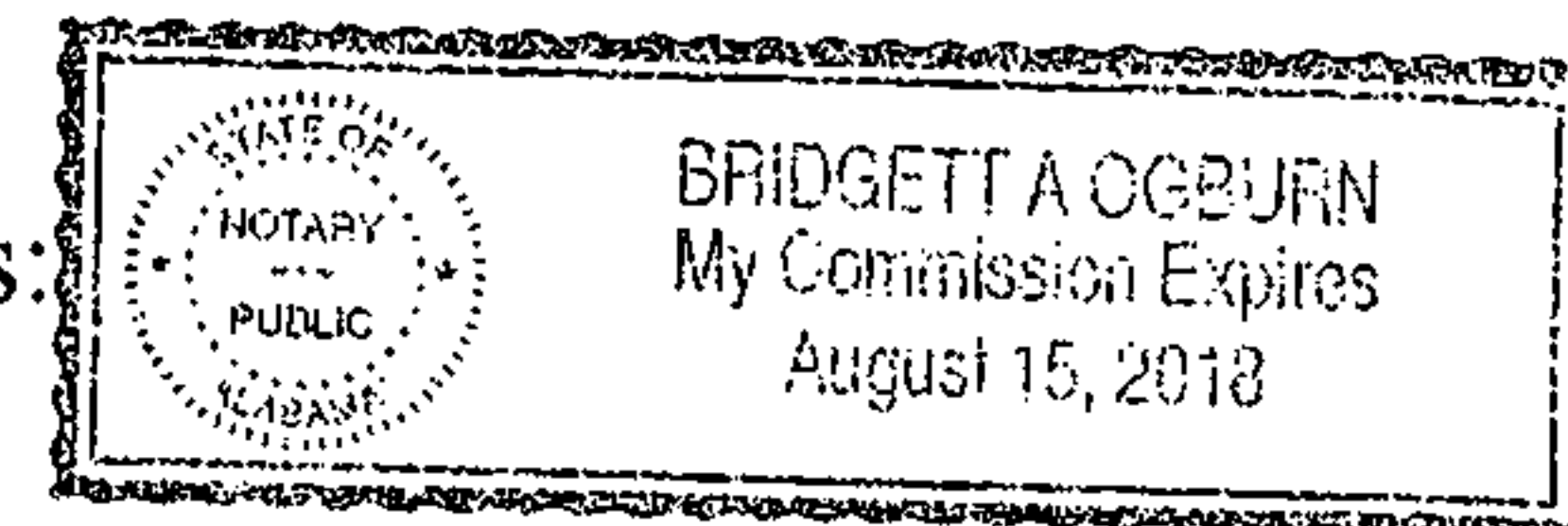
Given under my hand and official seal this, the 11th day of May, 2018

(Notary Seal)

Bridgett A. Ogburn

Notary Public

Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/15/2018 11:44:59 AM
\$62.50 JESSICA
20180515000167320

Jessica