

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

Send tax notice to:
Clay Steed & Lyndsay Harbour Steed
7 Troon
Birmingham, AL 35242
BHM1800448

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

State of Alabama
County of Shelby

20180619000215680
06/19/2018 07:53:26 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Fifty Five Thousand and 00/100 Dollars (\$855,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Thompson Realty Co., Inc. whose mailing address is: 130 Carnoustie; Birmingham, AL 35242** (hereinafter referred to as "Grantors"), by **Clay Steed and Lyndsay Harbour Steed** (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 H-4, according to the Map of The Hamlets at Shoal Creek, Phase 2, being a Resubdivision of Lot 28A of Shoal Creek and a part of a Common Area of The Hamlets at Shoal Creek, Phase 1, as recorded in Map Book 48, Page 50, 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.

\$540,000.00 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, Grantor, Thompson Realty Co., Inc. by Caroline Little its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 15th day of June 2018

Thompson Realty Co., Inc.,



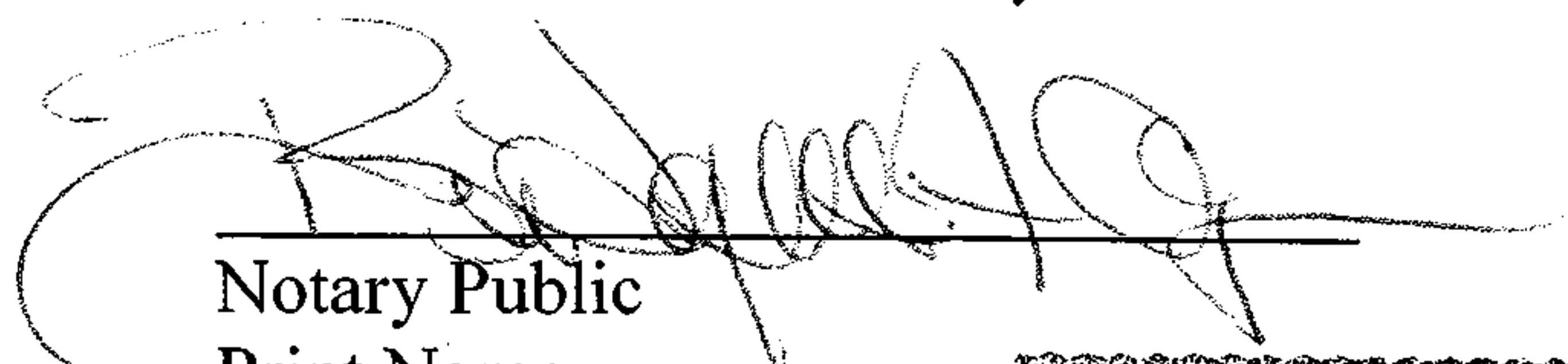
By: Caroline Little

Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline Little, whose name as its Member of Thompson Realty Co., Inc, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

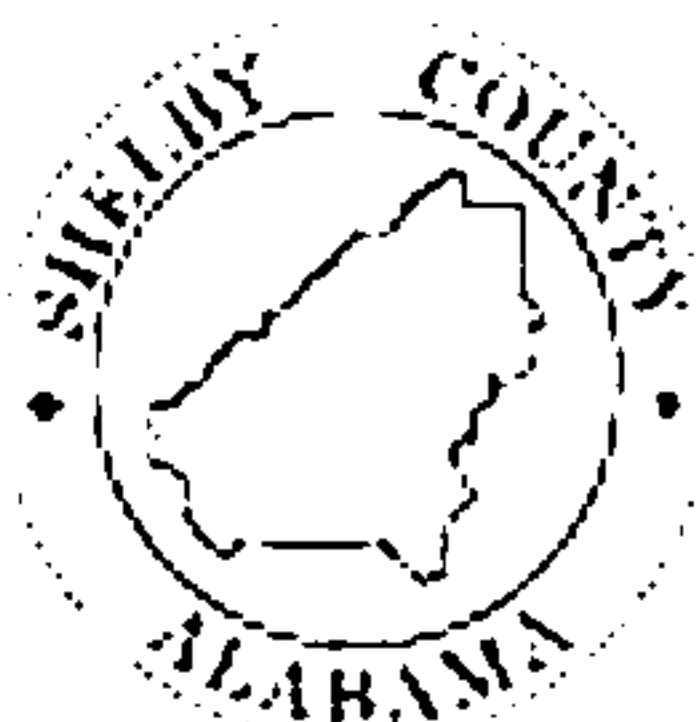
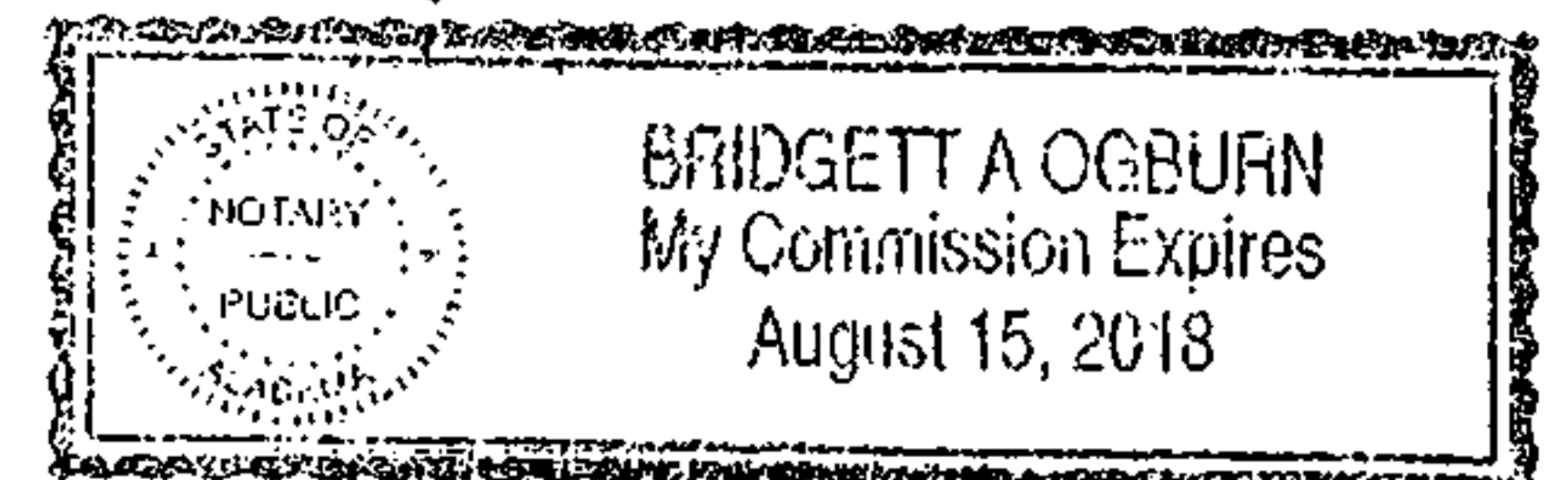
Given under my hand and official seal this the 15th day of June, 2018



Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/19/2018 07:53:26 AM
\$333.00 CHERRY
20180619000215680

