

This Instrument Prepared By:

\$ 428,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

20180621000221440

06/21/2018 02:23:12 PM

DEEDS 1/4

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred
Twenty-Eight Thousand and 00/100 DOLLARS AND NO/100 (\$ 428,000.00), good and valuable
consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,
GEORGE S. ANGUS and BRENDA ANGUS, husband and wife, (hereinafter referred to as
GRANTORS), do hereby, subject to the matters, limitations, and exceptions hereinafter
described, GRANT, BARGAIN, SELL, AND CONVEY unto **SIRVA RELOCATION CREDIT,**
LLC, a Delaware Limited Liability Company, (hereinafter referred to as **GRANTEE**), the
following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements,
hereditaments, easements, appurtenances, and improvements thereunto belonging or in
anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its,
successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE IS MADE
SUBJECT TO:


1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said

subdivision.

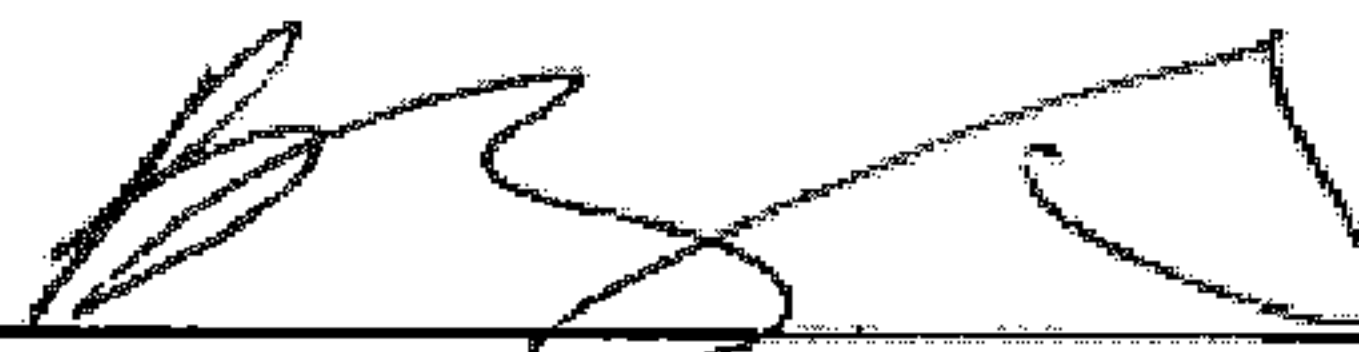
4. Restrictive Covenants contained in instrument recorded in Instrument #1995-01881.
5. Reservation of oil, gas and minerals contained in instrument recorded in Deed Book 32, Page 48.
6. Terms, conditions, obligations, rules, regulations and by-laws of Forest Meadows Homeowners Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #1997-03106.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 8 day of March, 2018.



GEORGE S. ANGUS



BRENDA ANGUS

STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned Notary Public, in and for said State, hereby certify that, **GEORGE S. ANGUS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2018.



(AFFIX NOTARIAL SEAL)
EMILY K. THOMAS
My Commission Expires
August 25, 2018
St. Louis County
Commission #14010379

Emily K Thomas
NOTARY PUBLIC
My Commission Expires: August 25, 2018

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State, hereby certify that **BRENDA ANGUS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of MARCH, 2018.

(AFFIX NOTARIAL SEAL)

LEON NASH
Notary Public, Alabama State at Large
My Commission Expires July 02, 2021

[Signature]
NOTARY PUBLIC
My Commission Expires: 07/02/21

PROPERTY ADDRESS:
1001 Forest Meadows Dr.
Birmingham, AL 35242

GRANTEE'S ADDRESS:
Sirva Relocation Credit
1 PARKVIEW PLAZA
OAKBROOK TERRACE, IL
60181

GRANTOR'S ADDRESS:
1001 Forest Meadows Drive
Birmingham, AL 35242

THIS DEED SHALL BE MADE EFFECTIVE ON June 5, 2018

EXHIBIT A

LOT 27, ACCORDING TO THE SURVEY OF FOREST MEADOWS, 1ST SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/21/2018 02:23:12 PM
\$452.00 CHERRY
20180621000221440

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.