

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

Send tax notice to:
David B. & Ann G. Swanson
209 Willow Lake Circle
Wilsonville, AL 35186
BHM1800507

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

State of Alabama
County of Shelby

20180706000241210
07/06/2018 02:53:04 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Donald E. Ransom and Kerri C. Ransom**, husband and wife, whose mailing address is: 2153 Chelsea Ridge Circle, Columbiana, AL 35051 (hereinafter referred to as "Grantors"), by **David B. Swanson and Ann G. Swanson** (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 124, according to the Survey of Final Plat Willow Oaks, as recorded in Map Book 38, Page 137 A, B and C, in the Office of the Judge of Probate 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.

\$185,000.00 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, Grantors Donald E. Ransom and Kerri C. Ransom have hereunto set their signatures and seals on July 6, 2018.

Donald E. Ransom
Donald E. Ransom

Kerri C. Ransom
Kerri C. Ransom

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald E. Ransom and Kerri C. Ransom, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of JULY, 2018

CAITLIN HARDEE GRAHAM

Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2018 02:53:04 PM
\$243.00 CHERRY
20180706000241210

James W. Fuhrmeister