

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

Send tax notice to:

Daniel W. & Jenene L. Braden
1675 Montgomery Hwy
Birmingham, AL 35216
BHM1800570

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

20180710000244580

07/10/2018 12:44:08 PM

DEEDS 1/2

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Ninety Thousand Seven Hundred Forty Two and 00/100 Dollars (\$790,742.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Shelly M. Dow and William R. Dow, husband and wife whose mailing address is: 2950 Grand Ave; Hoover, AL 35226** (hereinafter referred to as "Grantors"), by **Daniel W. Braden and Jenene L. Braden** (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 5, Block 5, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, 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.

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 Shelly M. Dow and William R. Dow have hereunto set their signatures and seals on July 10, 2018.

Shelly M. Dow
Shelly M. Dow
William R. Dow
William R. Dow

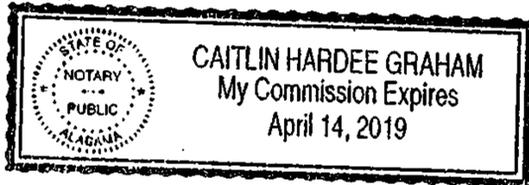
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelly M. Dow and William R. Dow, 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 10 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
07/10/2018 12:44:08 PM
\$809.00 DEBBIE
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James W. Fuhrmeister