

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

Send tax notice to:
Tanner Barnes
6205 Manchester Circle
Hoover, AL 35124
BHM1800591

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

State of Alabama
County of Shelby

20180717000254420
07/17/2018 04:15:16 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Four Thousand and 00/100 Dollars (\$204,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Kenneth A. Dunivant and Barbara D. Dunivant**, husband and wife, whose mailing address is:

17180 Searcy Road, Northport, AL 35475 (hereinafter referred to as "Grantor"), by **Tanner Barnes** (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 38 and a part of Lot 37, Valley Station 2nd Sector, a map or plat of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 48, said Part of Lot 37 being more particularly described as follows:

Beginning at the Northeast corner of Lot 37, run in a Southerly direction along the East line of said Lot 37 for a distance of 74.07 feet to a corner of the East line of said Lot 37, thence turn an angle to the right of 151 degrees 35 minutes 39 seconds and run in a Northwesterly direction for a distance of 69.53 feet to a point on the curved South right of way line of Manchester Circle, thence turn an angle to the right and run along said curved South right of way line of Manchester Circle for a distance of 36.09 feet more or less, to the Point of Beginning.

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.

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 heshe 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 17
day of July, 2018.

Kenneth A. Dunivant
Kenneth A. Dunivant

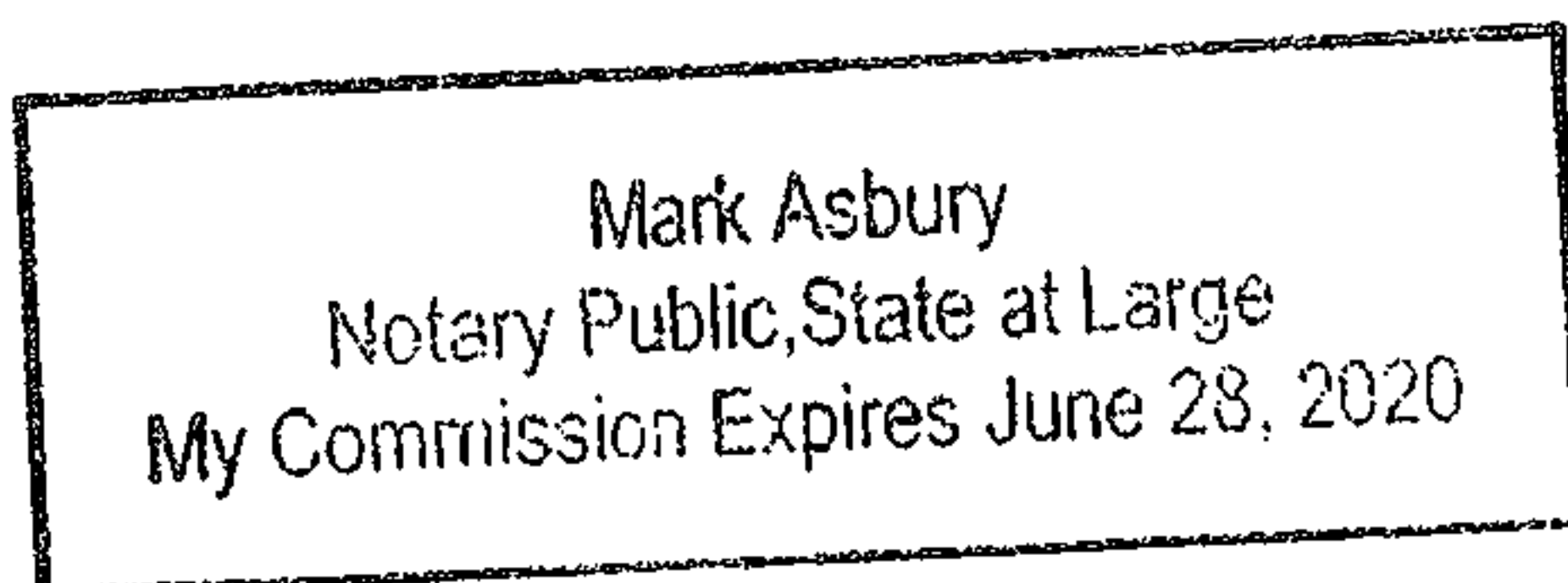
Barbara D. Dunivant
Barbara D. Dunivant

STATE OF ALABAMA
COUNTY OF JEFFERSON

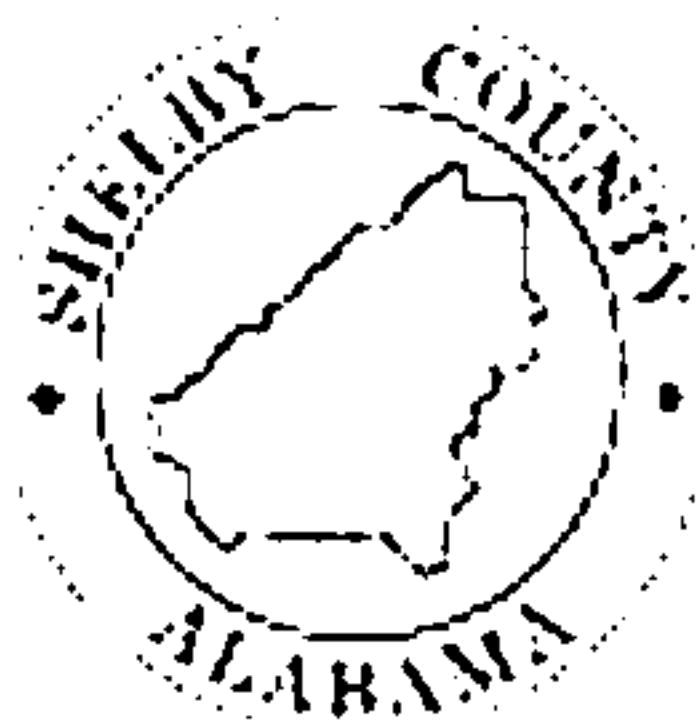
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth A. Dunivant and Barbara D. Dunivant, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 17 day of July, 2018.

(Notary Seal)



Mark Asbury
Notary Public
Print Name: Mark Asbury
Commission Expires: 6-28-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2018 04:15:16 PM
\$222.00 CHERRY
20180717000254420

James W. Fuhrmeister