

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

20180824000305750
08/24/2018 03:00:50 PM
DEEDS 1/4

Send tax notice to:

Christy B. Wilson and Anthony S. Wilson
1016 Beaumont Avenue
Birmingham, AL 35242
BHM1800695

State of Alabama
County of Shelby

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$327,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Jake Arians**, whose mailing address is 17789 N. 77th Place, Scottsdale, AZ 85255, **and Traci Arians**, husband and wife, whose mailing address is c/o Wood Law Firm, P. O. Box 382434, Birmingham, AL 35233, and **Bruce Arians**, an married man, whose mailing address is 133 Southbrook Lane, Eatonton, GA 31024, (hereinafter referred to as "Grantors"), by **Christy B. Wilson and Anthony S. Wilson**, whose mailing address is 1016 Beaumont Avenue, Birmingham, AL 35242, (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, the address of which is **1016 Beaumont Avenue, Birmingham, AL 35242**, to-wit:

Lot 28A, according to the Final Plat of Residential Subdivision Beaumont, Phase 5, a resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF BRUCE ARIANS OR HIS SPOUSE.

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.

\$276,250.00 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.

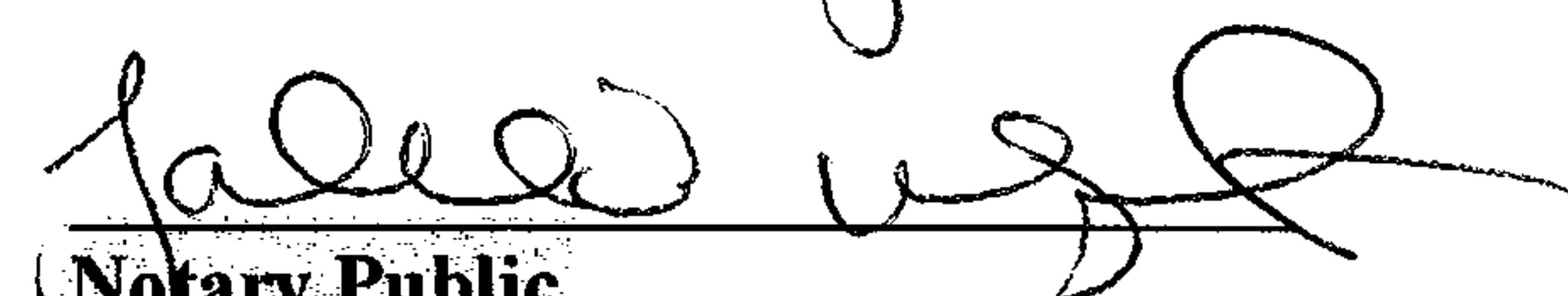


Bruce Arians

STATE OF GA
COUNTY OF Greene

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bruce Arians**, 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 21 day of August, 2018.



Talecia Wright

Notary Public

Print Name: Talecia Wright

Commission Expires: March 2, 2019



IN WITNESS WHEREOF, Grantor, **Traci Arians**, has hereunto set his signature and seal on this the 24 day of August, 2018.

Traci Arians
Traci Arians

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Traci Arians**, 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 24th day of August, 2018.



Carla J. Baker

Notary Public

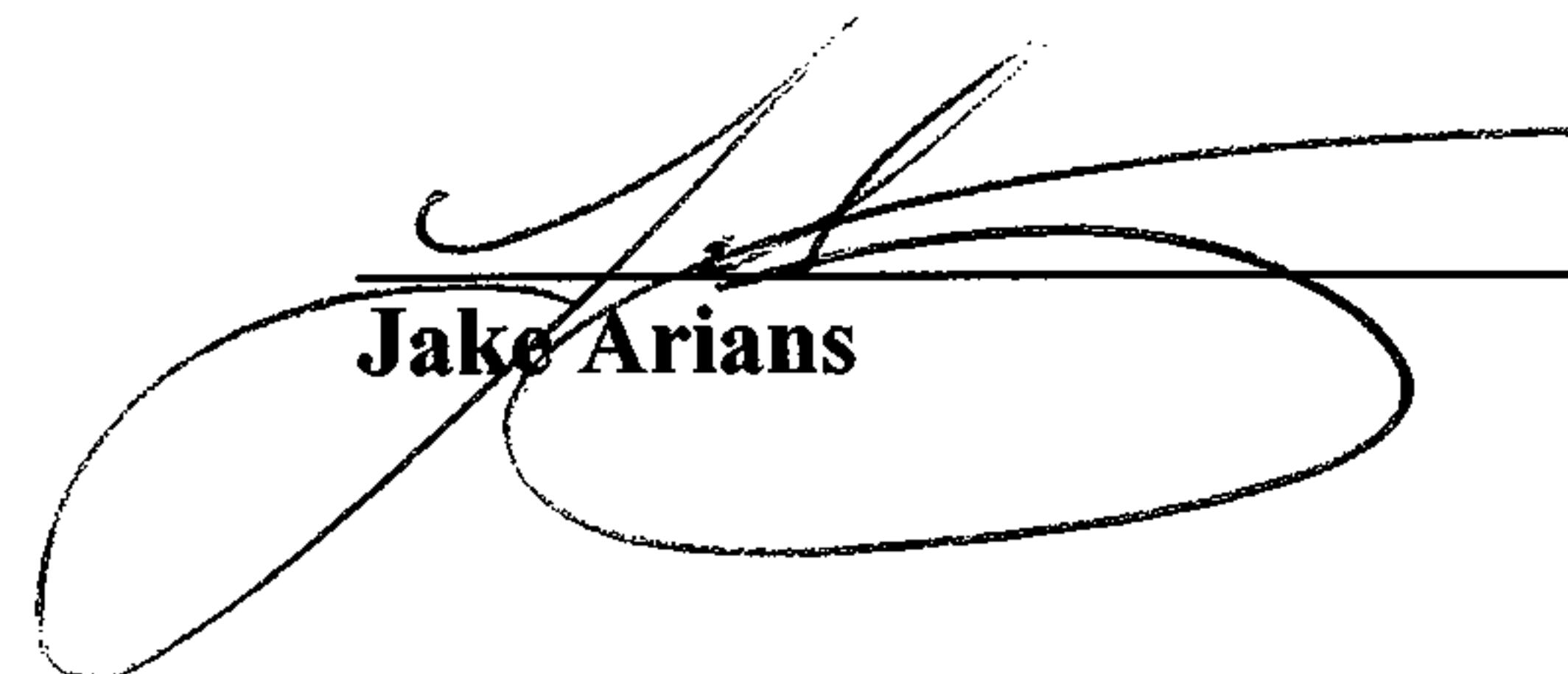
Print Name:

Commission Expires:

CARLA J. BAKER
My Commission Expires
May 24, 2020

IN WITNESS WHEREOF, Grantor, **Bruce Arians**, has hereunto set his signature and seal on this the 21 day of August, 2018.

IN WITNESS WHEREOF, Grantor, **Jake Arians**, has hereunto set his signature and seal on this the 21 day of AUGUST, 2018.

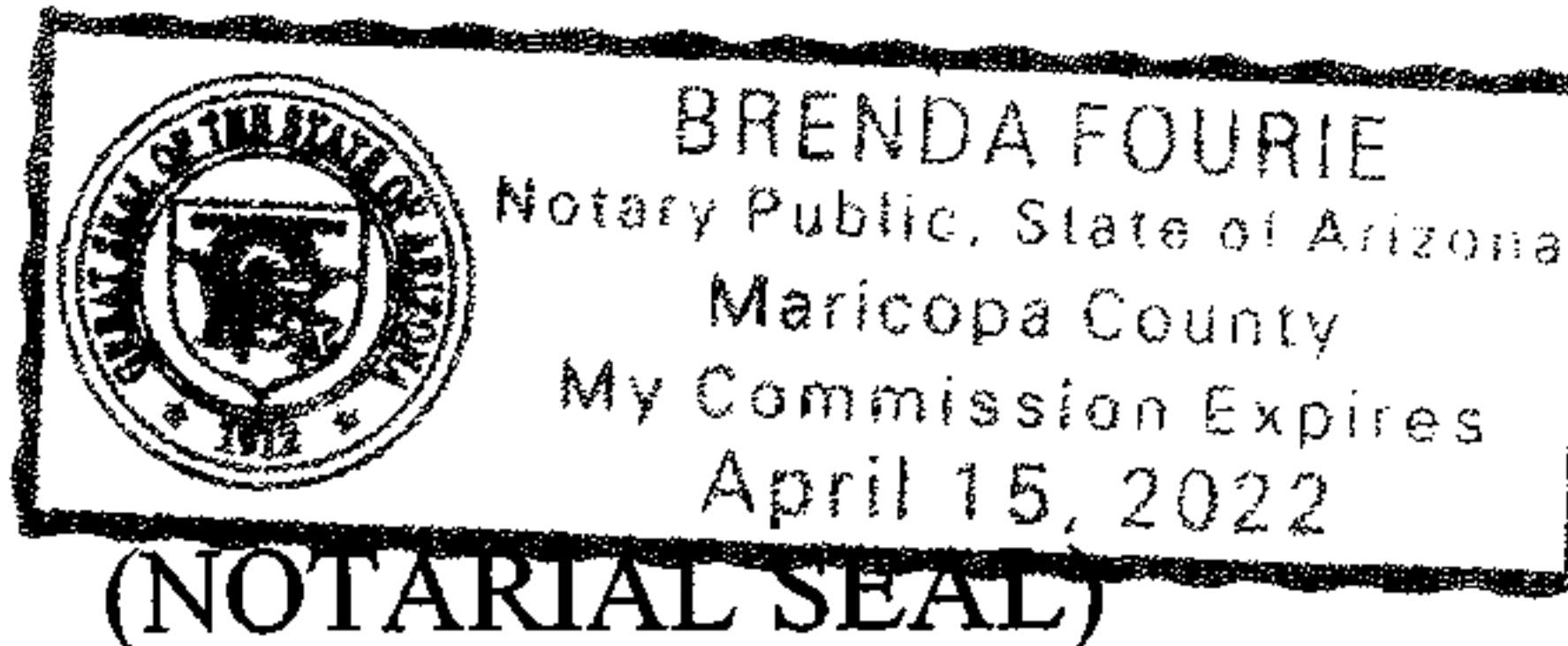


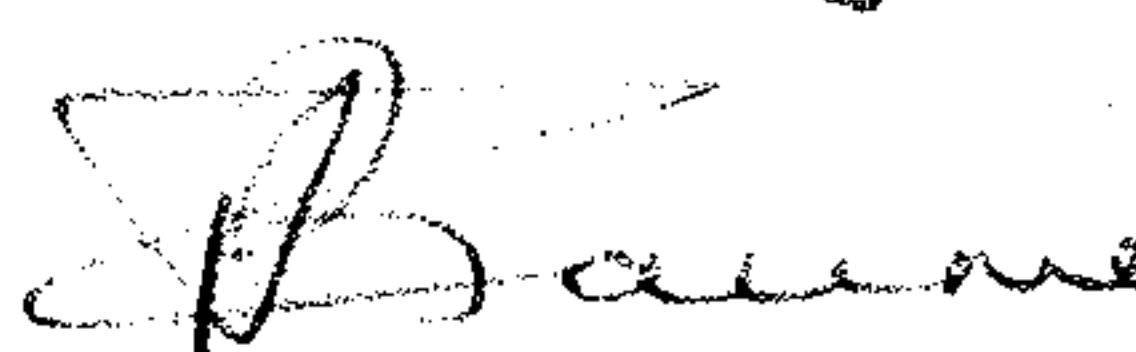
Jake Arians

STATE OF Arizona
COUNTY OF Maricopa

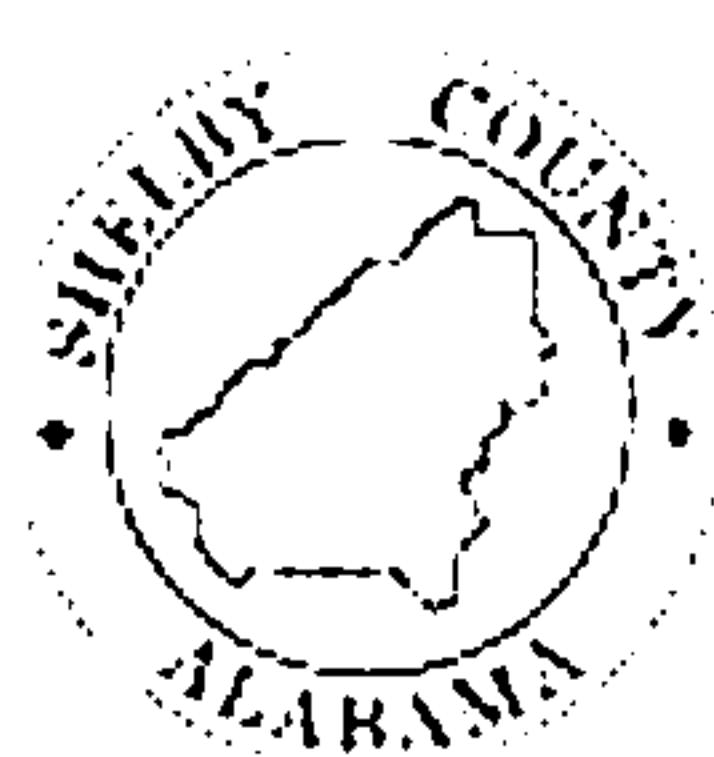
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jake Arians**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of August, 2018.





Notary Public
Print Name: *Brenda Fourie*
Commission Expires: *4/15/2022*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2018 03:00:50 PM
\$75.50 CHERRY
20180824000305750

Allen S. Boyd