

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20180904000317120
09/04/2018 03:03:32 PM
DEEDS 1/2

Send tax notice to:

Nitha Sheria Storey
200 Farmingdale Trace
Harpersville, AL 35078
BHM1800722

This instrument prepared by:

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty One Thousand Four Hundred Fifty and 00/100 Dollars (\$181,450.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Marcus A. Rowell and Sharon C. Rowell**, husband and wife, whose mailing address is 2168 Klein Road, Harpersville, AL 35078, (hereinafter referred to as "Grantor"), by **Nitha Sheria Storey***, whose mailing address is 200 Farmingdale Trace, Harpersville, AL 35078, (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, **200 Farmingdale Trace, Harpersville, AL 35078**, to-wit:

Lot 57, according to the Map of Farmingdale Estates, Sector 3, as recorded in Map Book 37, Page 77, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS EXCEPTED

\$176,007.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 he/she 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.

*also known as and being the same person as Nitha Storey

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 31st
day of August, 2018.

Marcus A. Rowell
Marcus A. Rowell

Sharon C. Rowell
Sharon C. Rowell

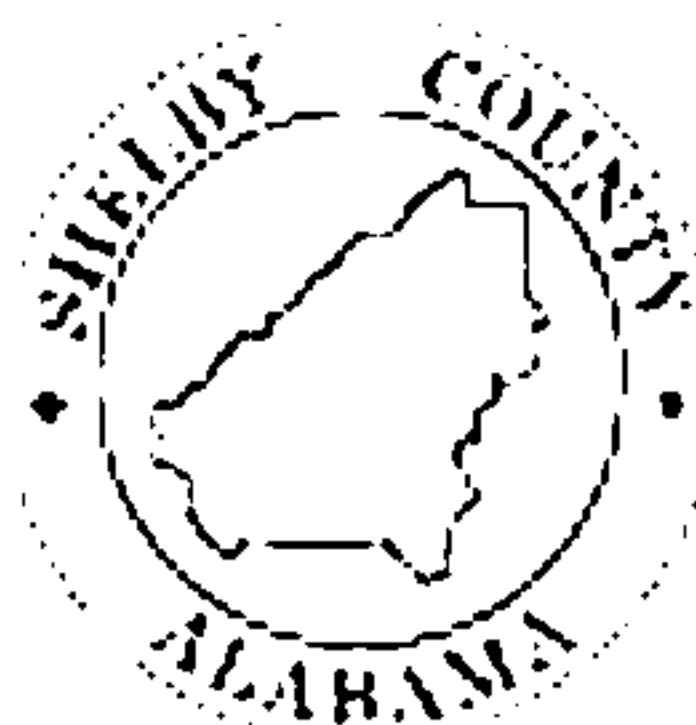
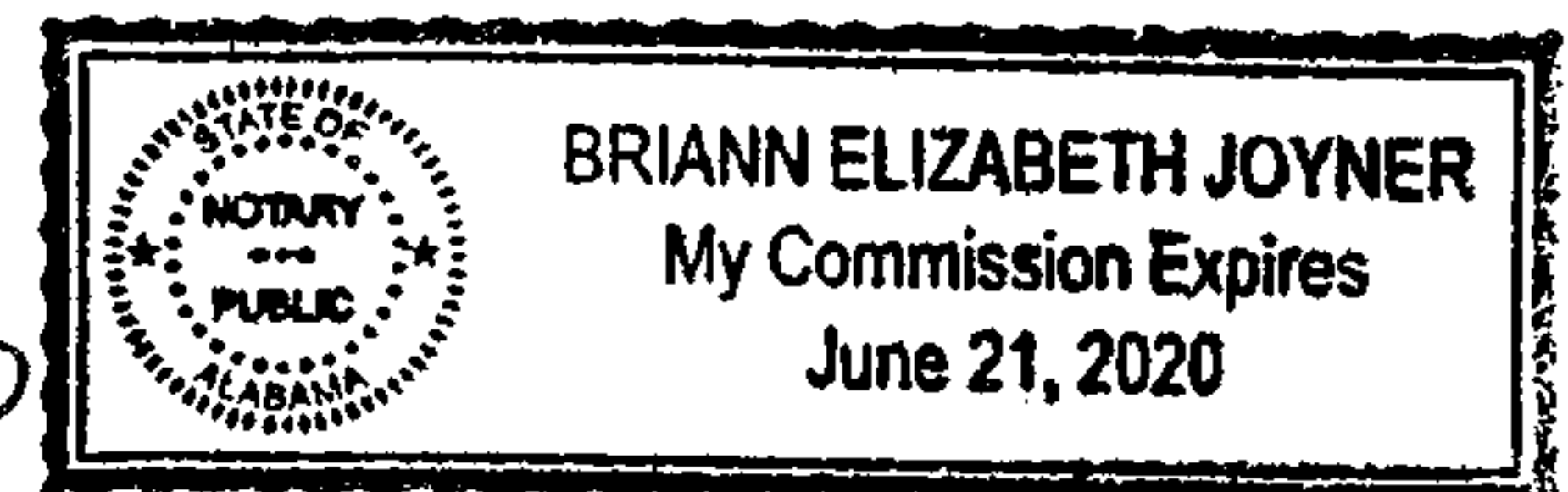
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marcus A. Rowell and Sharon C. Rowell**, 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 31st day of August, 2018.

(Notary Seal)

BriAnn Joyner
Notary Public
Print Name: BriAnn Joyner
Commission Expires: June 21, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2018 03:03:32 PM
\$23.50 CHERRY
20180904000317120

Alvin S. Bayl