

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

20180924000339340
09/24/2018 09:20:01 AM
DEEDS 1/2

Send tax notice to:
Michael & Ashley Thomas
1053 Crawford Court
Chelsea, AL 35043
BHM1800809

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Six Thousand and 00/100 Dollars (\$236,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Jessica Horowitz and William Carey**, husband and wife, whose mailing address is: 1649 Mavakanda Trl, Sugar Hill, GA 30518 (hereinafter referred to as "Grantors"), by **Michael B. Thomas and Ashley Herring Thomas** (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 6-4, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

\$231,725.00 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.

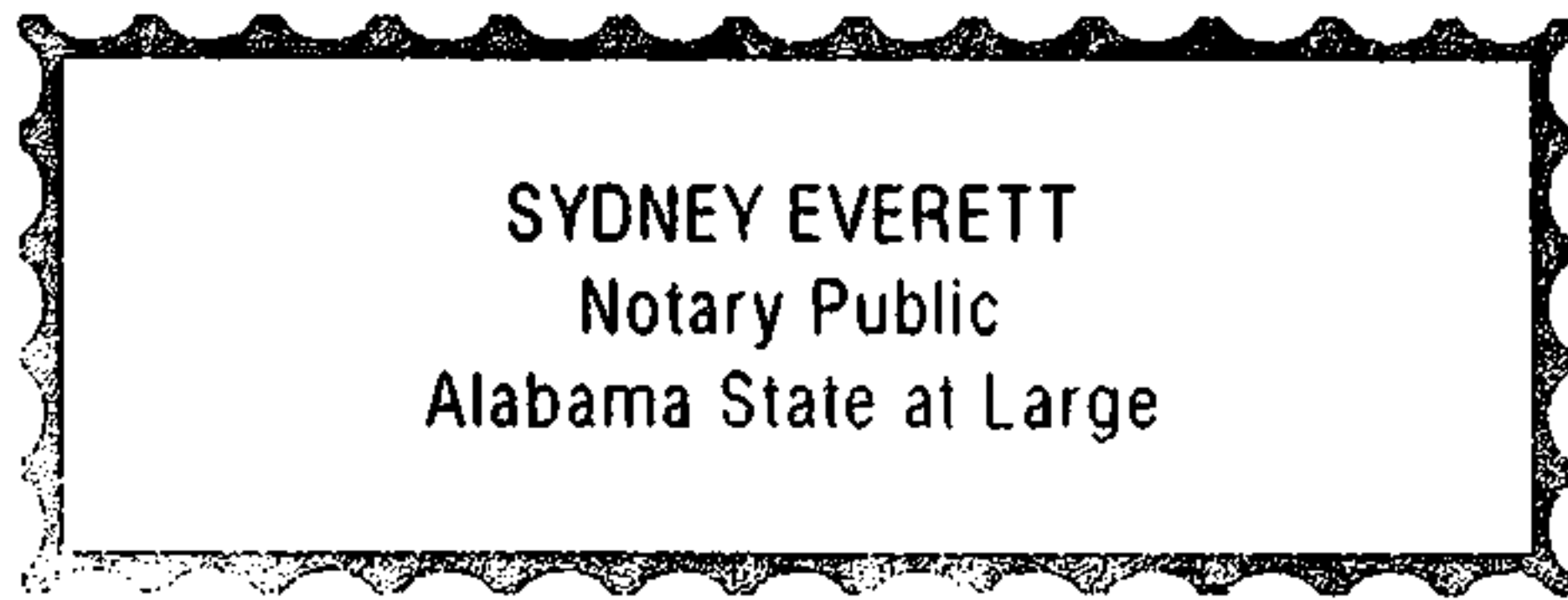
IN WITNESS WHEREOF, Grantors Jessica Horowitz by Chad Beasley, her attorney in fact have hereunto set their signatures and seals on September 20th 2018.

Jessica Horowitz by Chad Beasley
her attorney in fact
Jessica Horowitz by Chad Beasley, her attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad Beasley, whose name as attorney in fact for Jessica Horowitz, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Jessica Horowitz on the day the same bears date.

Given under my hand and official seal this the 20th day of September, 2018



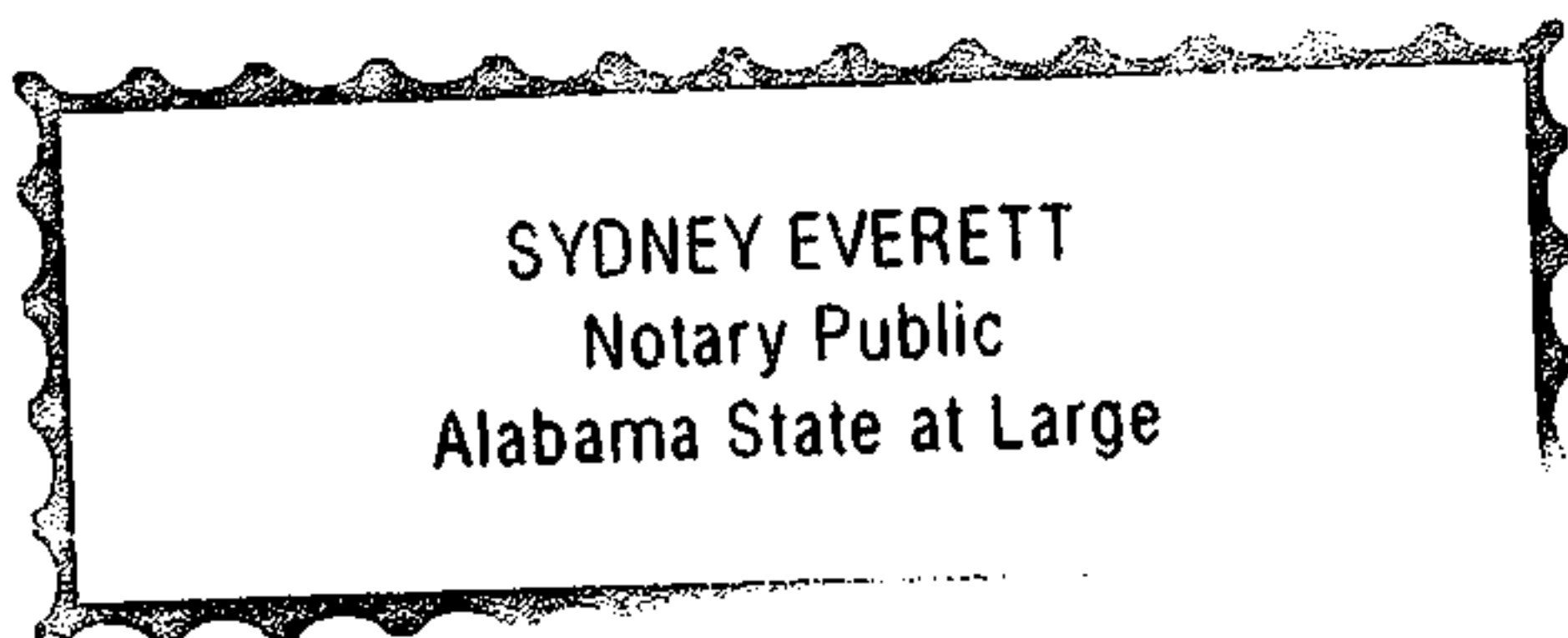
Sydney Everett
Notary Public
Print Name: *Sydney Everett*
Commission Expires: *9/20/2020*

William Carey by Chad Beasley
as his attorney in fact
William Carey by Chad Beasley,
as his attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad Beasley, whose name as attorney in fact for William Carey, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for William Carey on the day the same bears date.

Given under my hand and official seal this the 20th day of September 2018



Sydney Everett
Notary Public
Print Name: *Sydney Everett*
Commission Expires: *9/20/2020*

