

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

20181022000374160
10/22/2018 03:25:31 PM
DEEDS 1/2

Send tax notice to:
John Samaniego and Shirley Samaniego
101 Linden Lane
Birmingham, AL 35242
BHM1800901

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 **Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **William Lewis Fulcher III and Keli Fulcher**, husband and wife, whose mailing address is 403 Roundabout Drive, Trussville, AL 35173, (hereinafter referred to as "Grantors"), by **John Samaniego and Shirley Samaniego**, whose mailing address is 101 Linden Lane, 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 **101 Linden Lane, Birmingham, AL 35242**, to-wit:

Lot 31-11, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument No.1994-07111 and amended in Instrument No.1996-17543, and further amended in Instrument No.1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 31st Sector, Phase I, recorded in Instrument No.20051215000649670, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

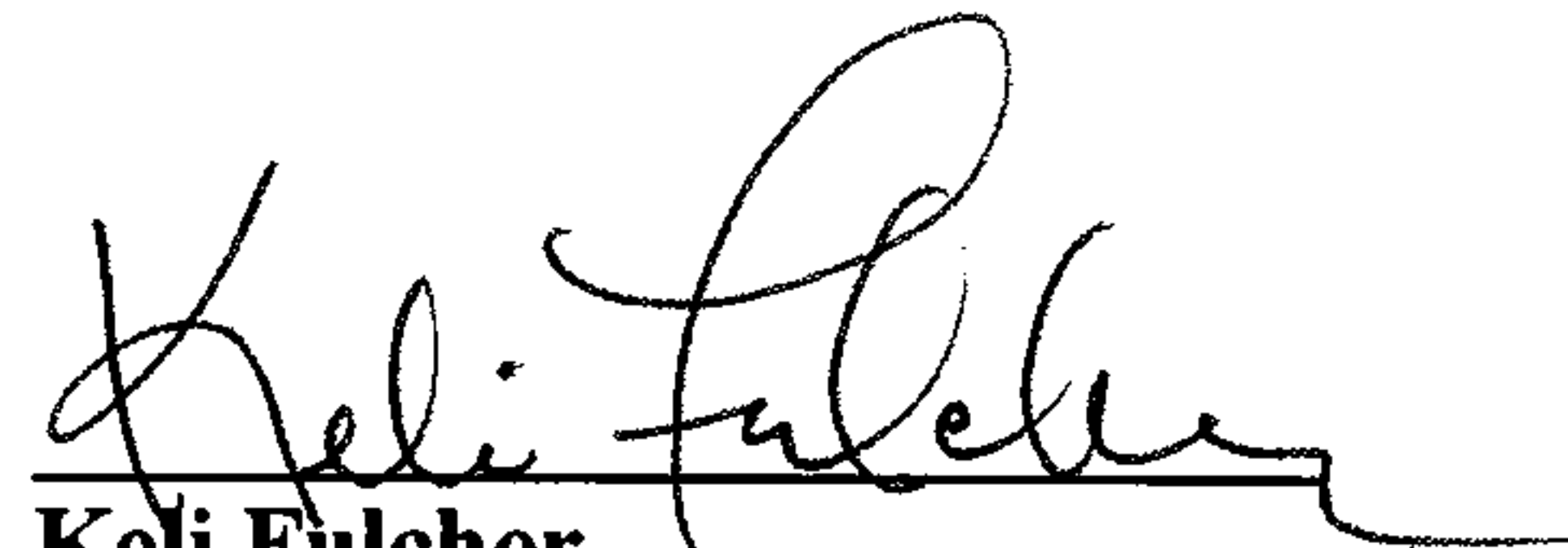
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, **William Lewis Fulcher III and Keli Fulcher**, have hereunto set their signatures and seals on October 19, 2018.


William Lewis Fulcher III


Keli Fulcher

STATE OF ALABAMA
COUNTY OF JEFFERSON



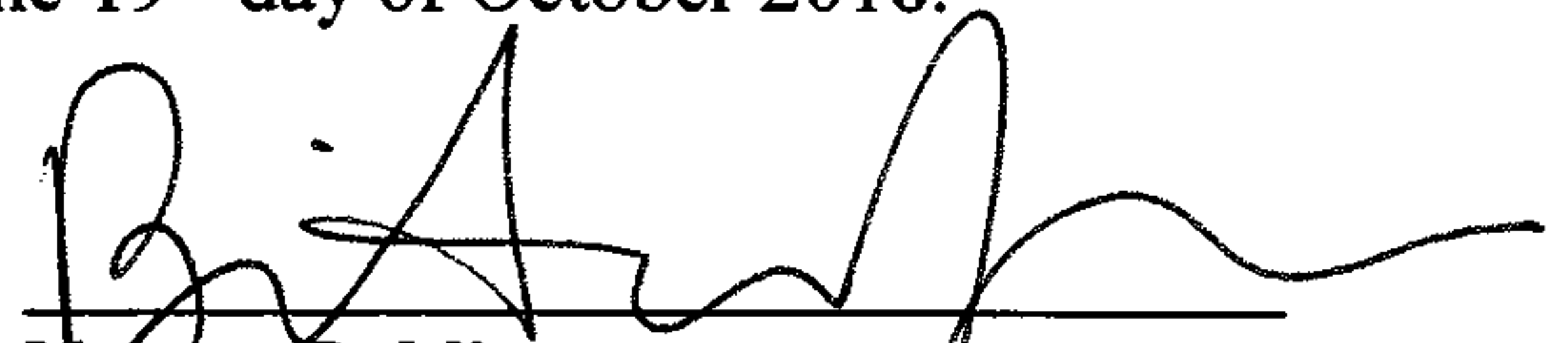
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2018 03:25:31 PM
\$408.00 CHERRY
20181022000374160

Allen S. Byrd

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Lewis Fulcher III and Keli Fulcher**, 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 19th day of October 2018.

(NOTARIAL SEAL)


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

