

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

20181022000374200
10/22/2018 04:05:43 PM
DEEDS 1/2

Send tax notice to:
Geoffrey E. Eggleton
100 Marengo Drive
Calera, AL 35040
BHM1800855

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 **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Harold Ray Cole Sr. and Martha V. Russell Cole**, husband and wife, whose mailing address is 800 Rice Valley Road, Apt. C-1, Tuscaloosa, AL 35406, (hereinafter referred to as "Grantor"), by **Geoffrey E. Eggleton**, whose mailing address is 100 Marengo Drive, Calera, AL 35040, (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, the address of which is **100 Marengo Drive, Calera, AL 35040**, to-wit:

Lot 25, according to the Survey of Marengo, Sector One, as recorded in Map Book 22, page 123, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

\$206,600.00 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.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 22nd
day of October, 2018.

Harold Ray Cole Sr.
Harold Ray Cole Sr.

Martha V. Russell Cole
Martha V. Russell Cole

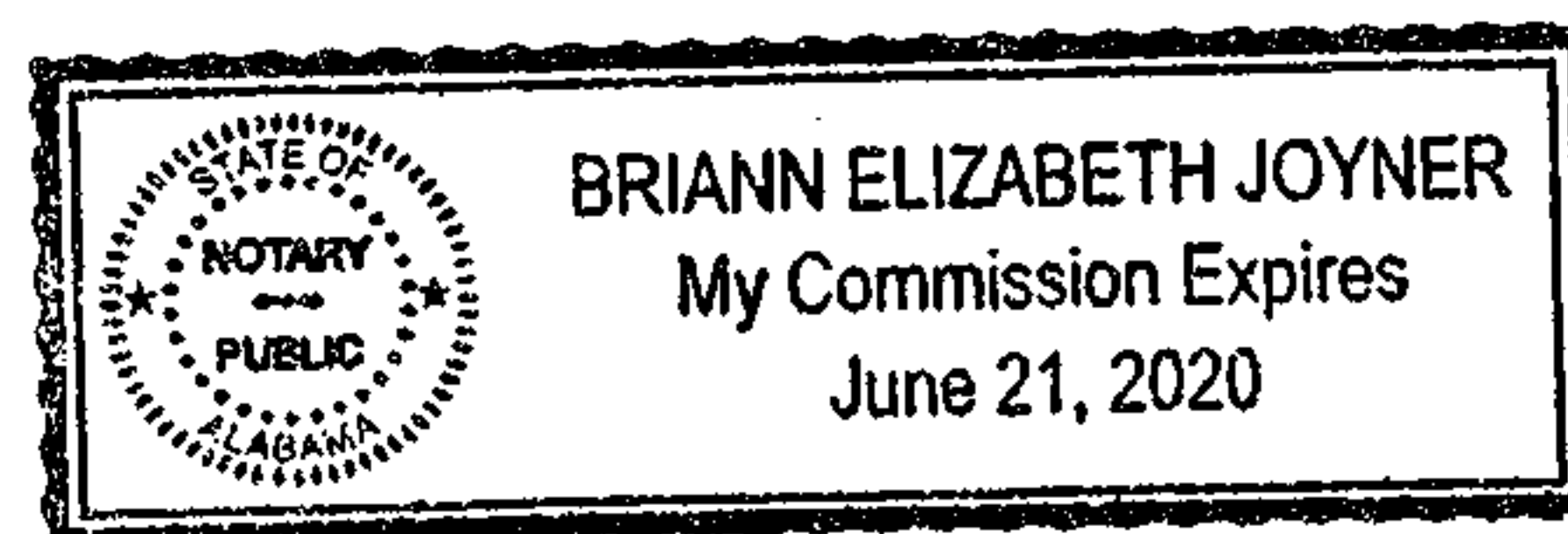
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harold Ray Cole Sr. and Martha V. Russell Cole**, 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 22nd day of October, 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
10/22/2018 04:05:43 PM
\$19.00 CHERRY
20181022000374200

Allie S. Bayl