

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

Send tax notice to:

Kathryn L. Hicks
3027 Kelham Grove Way
Birmingham, AL 35242
BHM1800955

This instrument prepared by:

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

STATE OF ALABAMA
SHELBY COUNTY

20181120000408860
11/20/2018 08:05:12 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Andrew Wadsworth and Ann Keeler Burris, now known as Ann K. Wadsworth**, husband and wife, whose mailing address is 1130 Highland Lakes Circle, Birmingham, AL 35242, (hereinafter referred to as "Grantor"), by **Kathryn L. Hicks**, whose mailing address is 3027 Kelham Grove Way, Birmingham, AL 35242, (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 **3027 Kelham Grove Way, Birmingham, AL 35242**, to-wit:

Lot 16, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, Map Book 43, Page 87 A & B, in the Office of the Judge of Probate Shelby County, Alabama.

Together with; nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Ann Keeler Burris and Ann K. Wadsworth are one and the same.

SUBJECT TO:

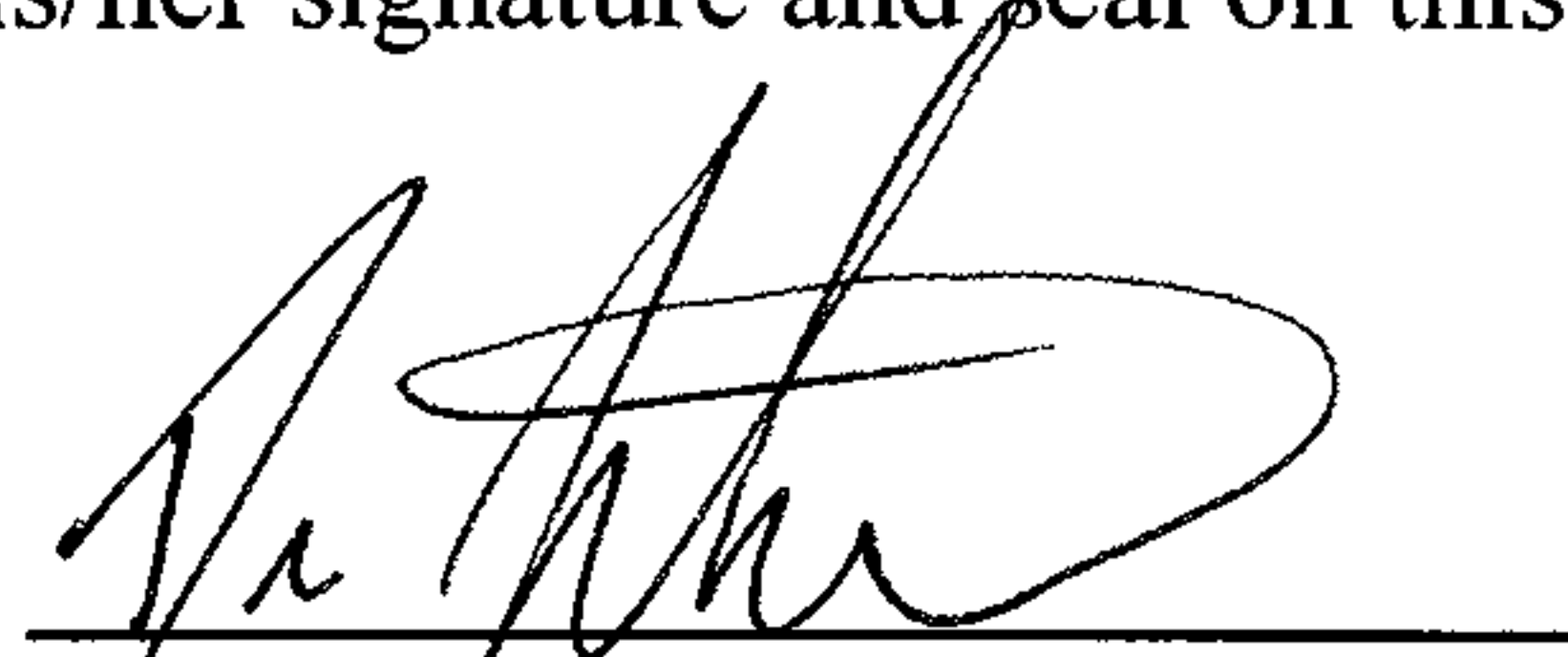
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

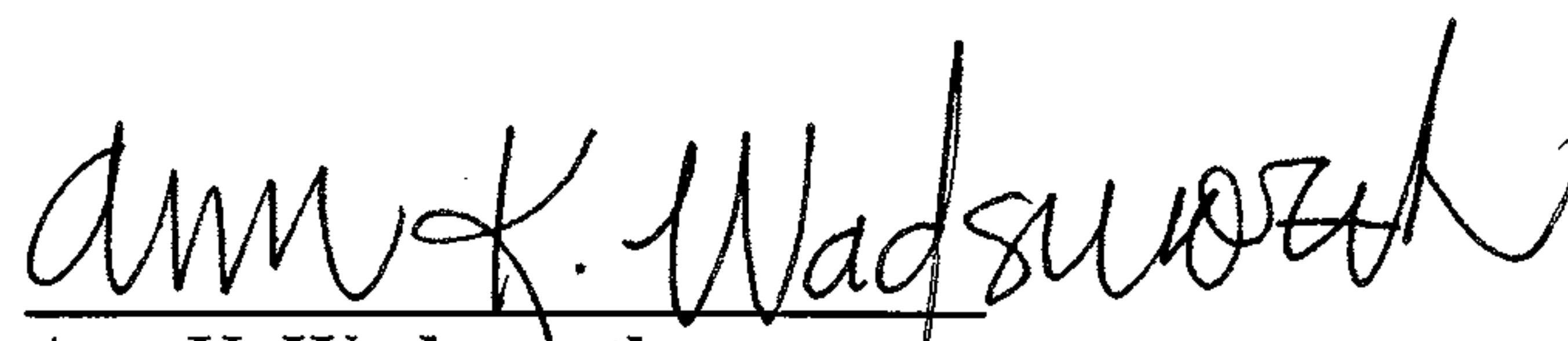
\$223,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 15th day of November 2018.


Andrew Wadsworth

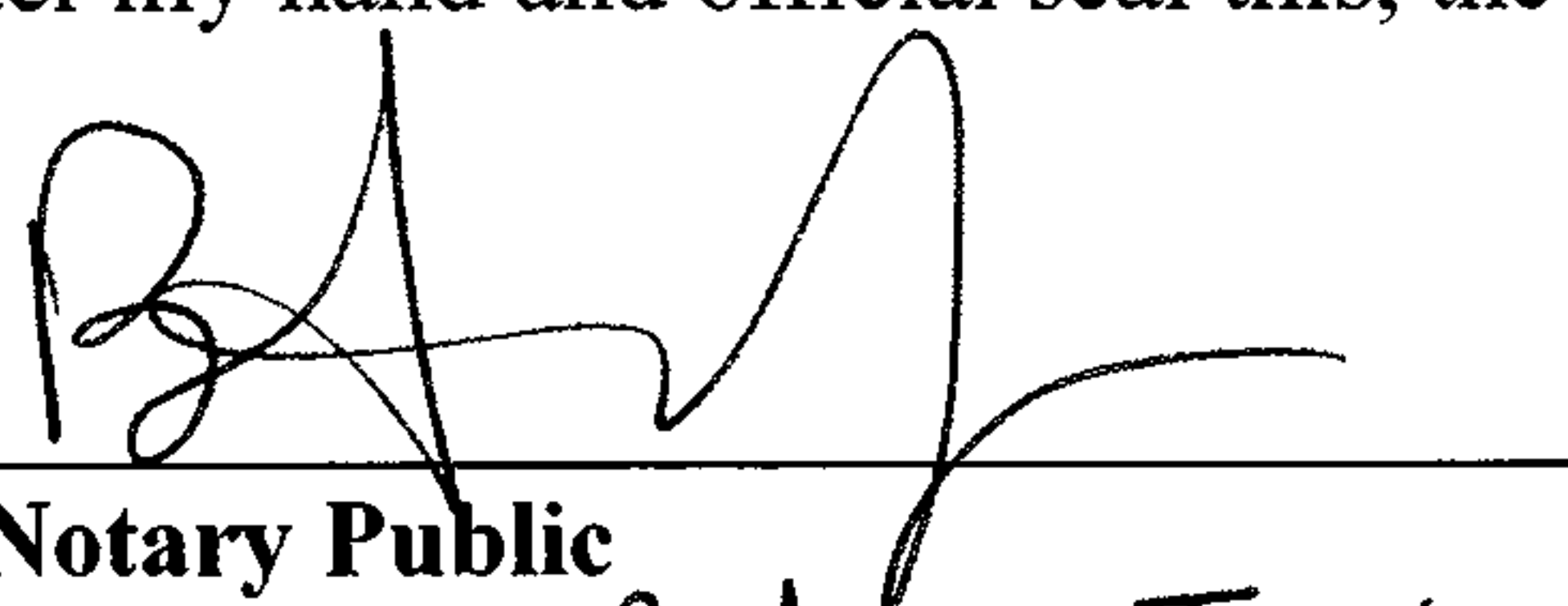

Ann K. Wadsworth

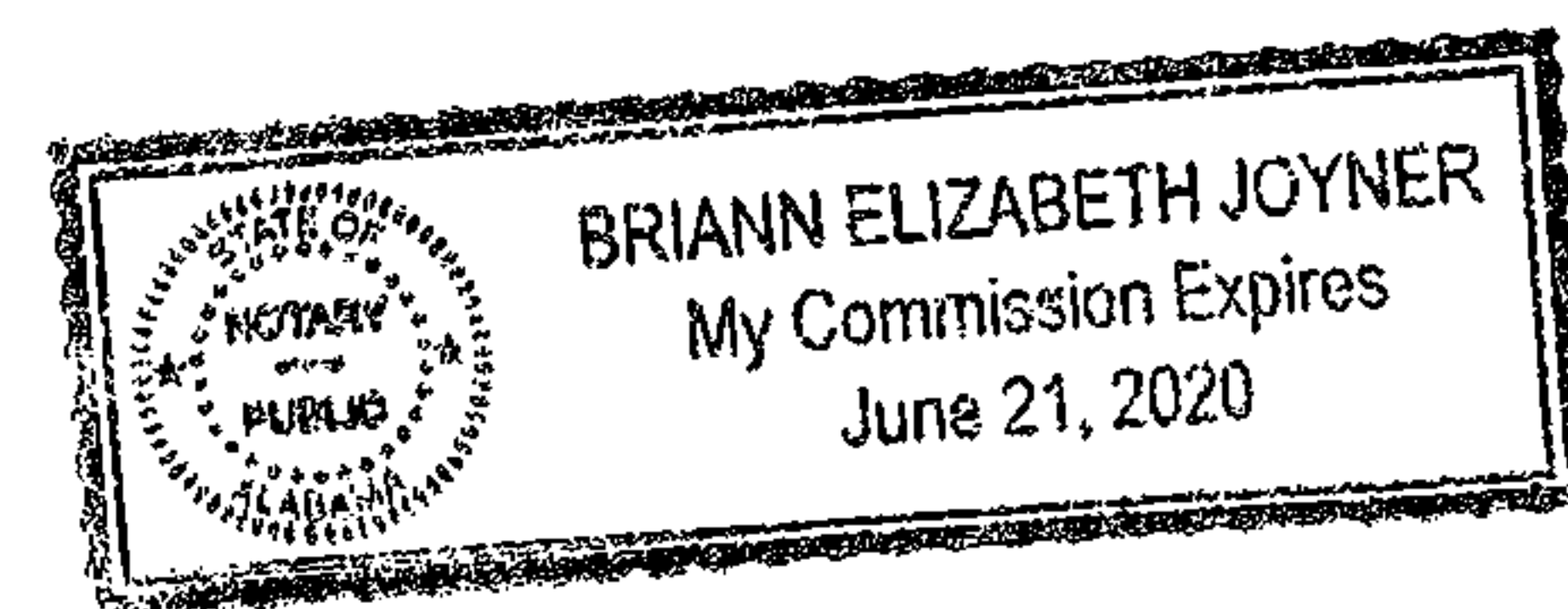
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew Wadsworth and Ann K. Wadsworth**, 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 15th day of November 2018.

(Notary Seal)


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
11/20/2018 08:05:12 AM
\$75.00 CHARITY
20181120000408860

Allen S. Bayl