

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

**Send tax notice to:**

James W. Duke III and Mave L. Duke  
2624 Buttewoods Drive  
Birmingham, AL 35242  
**BHM1801028**

**This instrument prepared by:**

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

State of Alabama  
County of Shelby

**20181210000430480**  
**12/10/2018 03:41:21 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$413,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Ryan Besterwitch and Marie K. Morgan, by and through her duly authorized Attorney-in-Fact, Ryan Besterwitch**, husband and wife, whose mailing address is 4204 Sweetgum Drive, Denton, TX 76208, (hereinafter referred to as "Grantors"), by **James W. Duke III and Mave L. Duke**, whose mailing address is 2624 Buttewoods Drive, 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 **2624 Buttewoods Drive, Birmingham, AL 35242**, to-wit:

**Lot 32, according to the Survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, 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.  
MINING AND MINERAL RIGHTS EXCEPTED.


**\$372,150.00 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, **Ryan Besterwitch and Marie K. Morgan**, by **Ryan Besterwitch, her Attorney-in-Fact**, have hereunto set their signatures and seals on December 7, 2018.

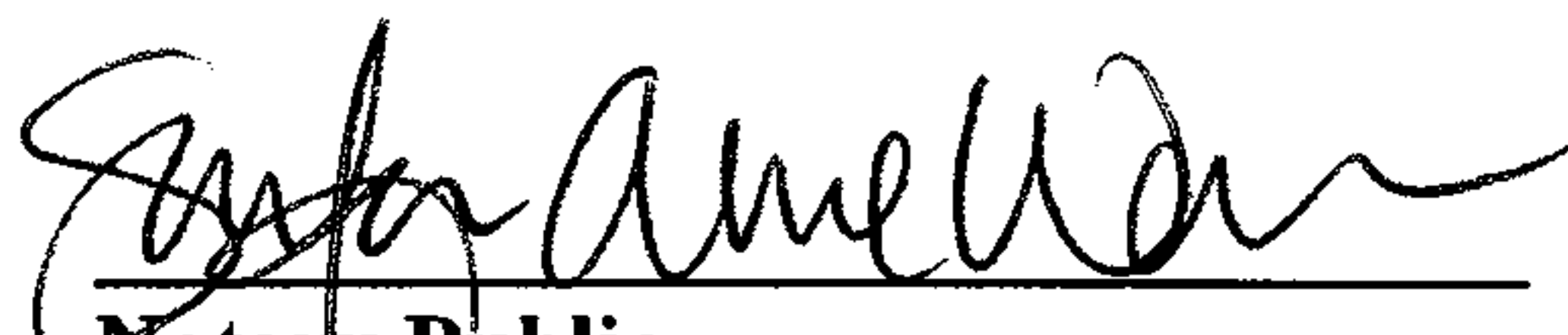
  
Ryan Besterwitch

  
Marie K. Morgan, by Ryan Besterwitch, her ~~power~~ 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 **Ryan Besterwitch and Marie K. Morgan, by Ryan Besterwitch, her Attorney-in-Fact**, whose name(s) 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 said instrument, he, as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, acting in his capacity as Agent and Attorney-in-Fact.

Given under my hand and official seal this the 7<sup>th</sup> day of December 2018.

  
Notary Public  
Print Name: Jennifer Anne Warner  
Commission Expires: October 25, 2022

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/10/2018 03:41:21 PM  
\$59.50 CHARITY  
20181210000430480

