

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

20190107000007130  
01/07/2019 03:44:16 PM  
DEEDS 1/2

**Send tax notice to:**

Chase A. Schroeder and Chelsea J. Schroeder  
3007 Kelham Grove Way  
Birmingham, AL 35242  
BHM1801093

**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 Thirty One Thousand Five Hundred and 00/100 Dollars (\$331,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Tom D. Szush**, by and through his duly authorized **Agent and Attorney-in-Fact, Kathryn A. Szush, and Kathryn A. Szush**, husband and wife, whose mailing address is 333 Courtyard Dr. B'Ham, AL 35242 (hereinafter referred to as "Grantors"), by **Chase A. Schroeder and Chelsea J. Schroeder**, whose mailing address is 3007 Kelham Grove Way, 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 **3007 Kelham Grove Way, Birmingham, AL 35242**, to-wit:

**Lot 21, as recorded in The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Declaration of 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, Kelham Grove Neighborhood, recorded as Instrument No. 2013061300024820, 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.

**\$248,625.00 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.

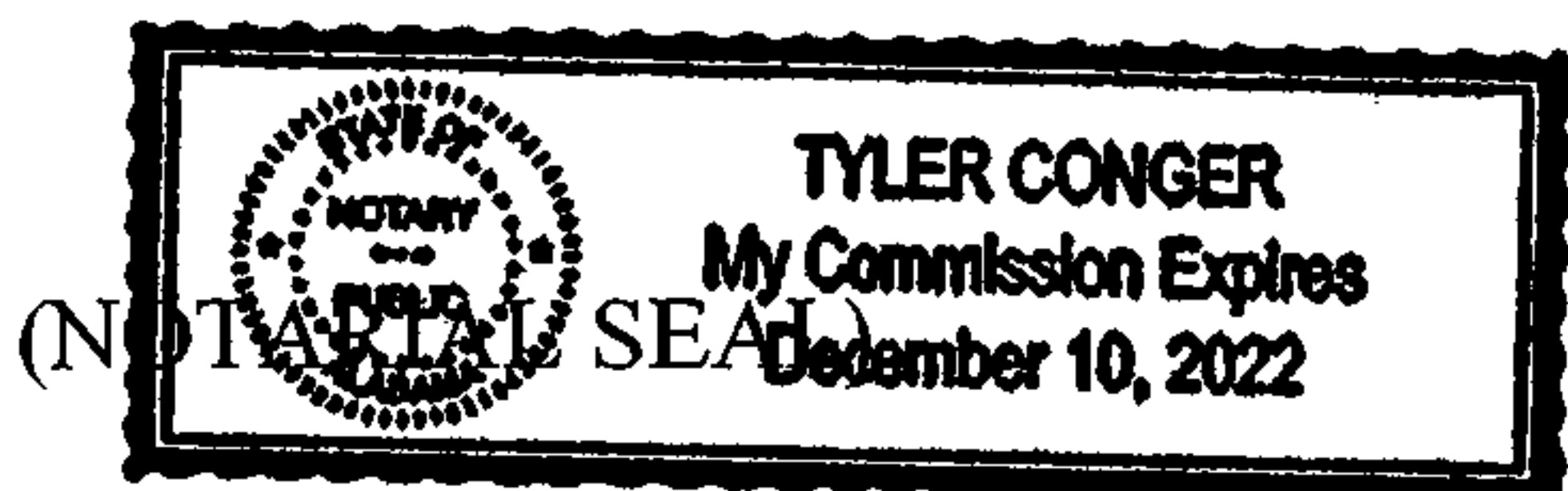
IN WITNESS WHEREOF, Grantors, **Tom D. Szush by Kathryn A. Szush his Attorney-in-Fact, and Kathryn A. Szush**, have hereunto set their signatures and seals on this, the 4<sup>th</sup> day of January 2019.

*Tom D. Szush by Kathryn A. Szush*      *Kathryn A. Szush*  
Tom D. Szush, by Kathryn A. Szush,      Kathryn A. Szush  
his Attorney-in-Fact      *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 **Tom D. Szush, by and through his duly authorized Agent and Attorney-in-Fact, Kathryn A. Szush**, whose name 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, she, as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, acting in her capacity as Agent and Attorney-in-Fact.

Given under my hand and official seal this, the 4<sup>th</sup> day of January 2019.

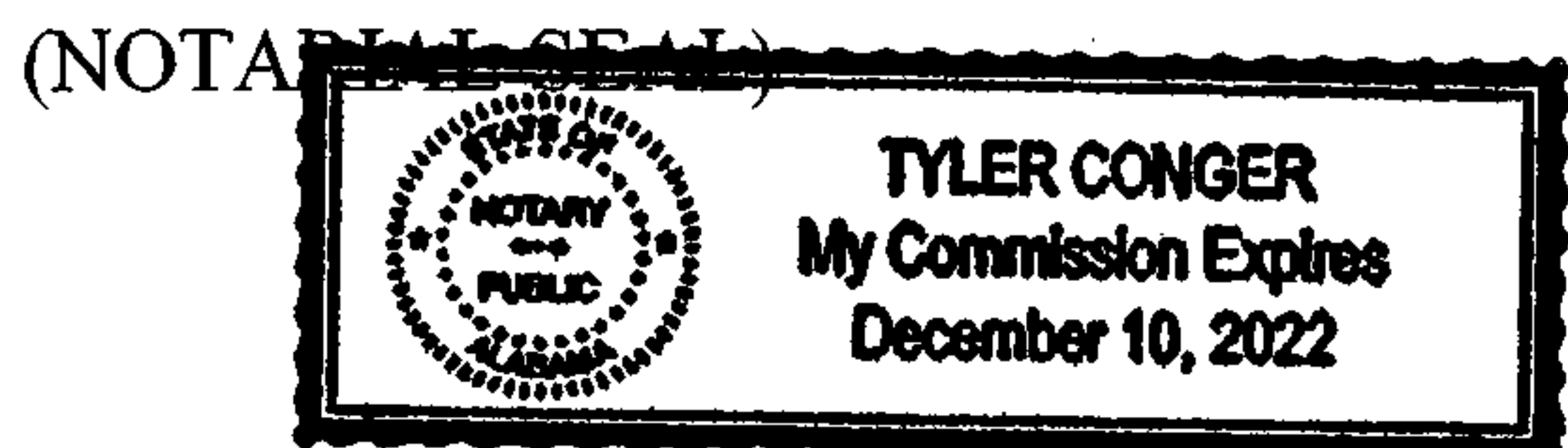


*Tyler M Conger*  
Notary Public  
Print Name: TYLER M CONGER  
Commission Expires: 12/10/22

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, The Undersigned, a Notary Public in and for said county in said state, hereby certify that **Kathryn A. Szush** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily.

Given under my hand and official seal this, the 4<sup>th</sup> day of January 2019.



*Tyler M Conger*  
Notary Public  
Print Name: TYLER M CONGER  
Commission Expires: 12/10/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2019 03:44:16 PM  
\$101.00 CHERRY  
20190107000007130

*Alexis S. Bayl*