

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

2019030500068730  
03/05/2019 08:13:23 AM  
DEEDS 1/2

Send tax notice to:

Joseph W. Baker & Tracey A. Baker  
325 Lime Creek Cir  
Chelsea, AL 35043  
BHM1900074

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 Two Hundred Forty Four Thousand and 00/100 Dollars (\$244,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Jenna L. O'Brien and Sean O'Brien, a married couple, whose address is:**

5500 State Highway 121 Apt 248 Lewisville, TX 75056  
(hereinafter referred to as "Grantors"), by **Joseph W. Baker and Tracey A. Baker whose address is:**

105 Siglin Ct, Fort Knox, KY 40121

(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, to-wit:**

Lot 57, according to the Survey of Lime Creek at Chelsea Preserve, as recorded in Map Book 32, Page 25, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

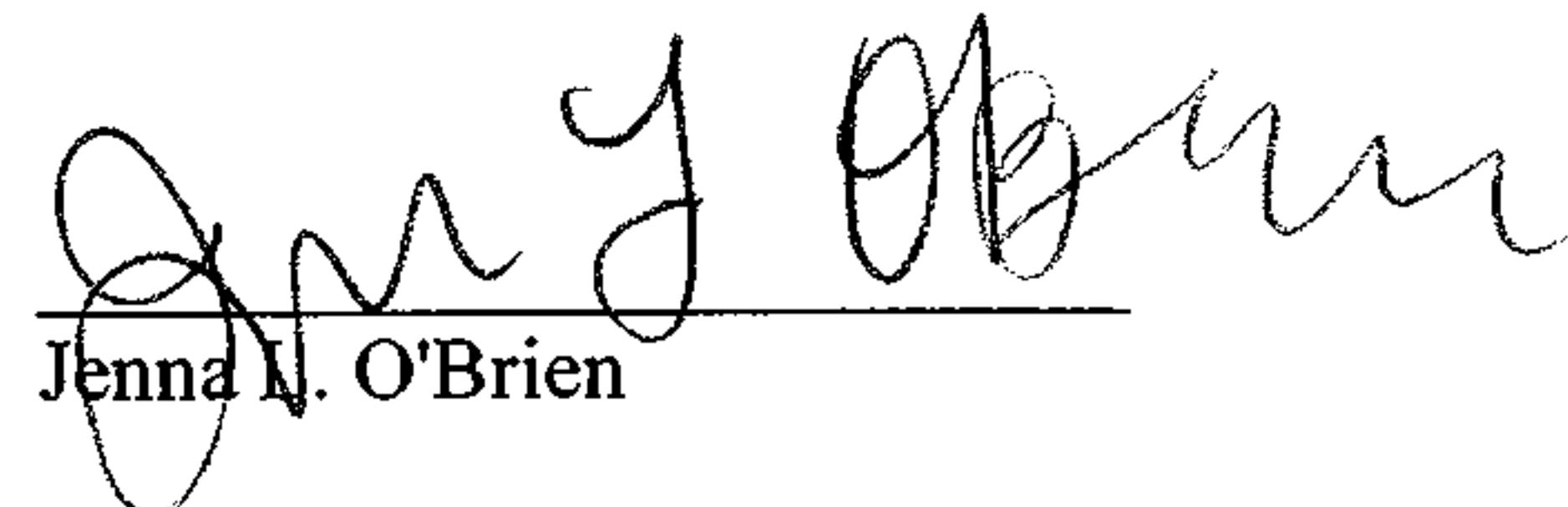
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$252,052.00 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 Jenna L. O'Brien and Sean O'Brien have hereunto set their signatures and seals on this 1st day of March, 2019.



Jenna L. O'Brien



Sean O'Brien

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jenna L. O'Brien and Sean O'Brien, 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.

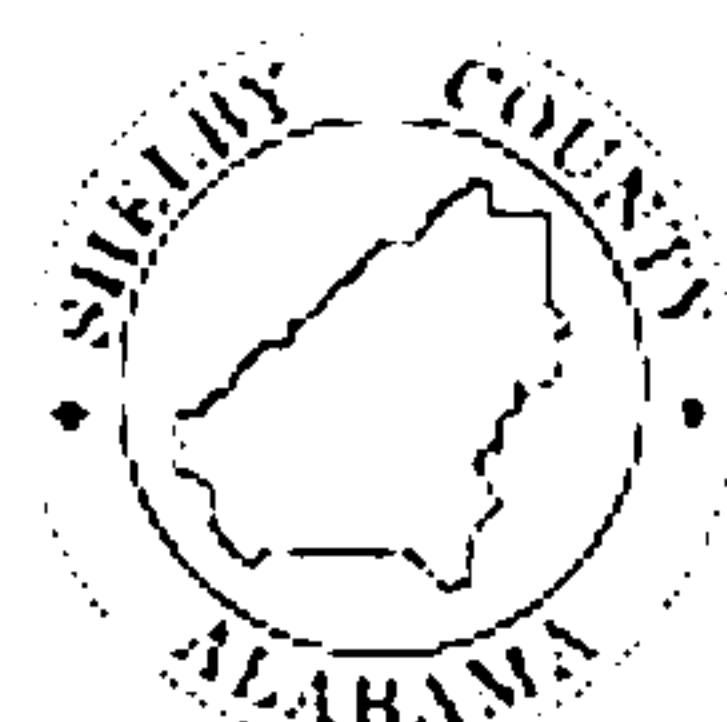
Given under my hand and official seal this 1st day of March, 2019.

(NOTARIAL SEAL)



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  
03/05/2019 08:13:23 AM  
\$19.00 CHERRY  
20190305000068730

