

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

Send tax notice to:
Andrew & Ann K. Wadsworth
3002 Kelham Grove Way
Birmingham, AL 35242
BHM1900083

This instrument prepared by:
S. Kent Stewart **20190305000069420**
Stewart & Associates, P.C. **03/05/2019 10:27:55 AM**
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
DEEDS 1/2

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Eighty One Thousand and 00/100 Dollars (\$381,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Matthew H. Pierce and Susanna C. Pierce**, husband and wife, whose mailing address is:

2994 Kelham Grove Way, Birmingham AL (hereinafter referred to as "Grantors"), by **Andrew Wadsworth and Ann K. Wadsworth** (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 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.

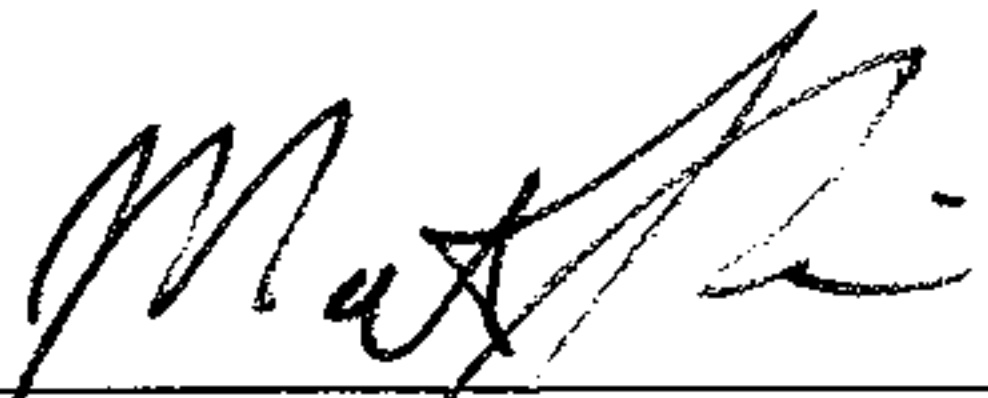
MINING AND MINERAL RIGHTS EXCEPTED.


\$342,900.00 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 Matthew H. Pierce and Susanna C. Pierce have hereunto set their signatures and seals on February 28, 2019.

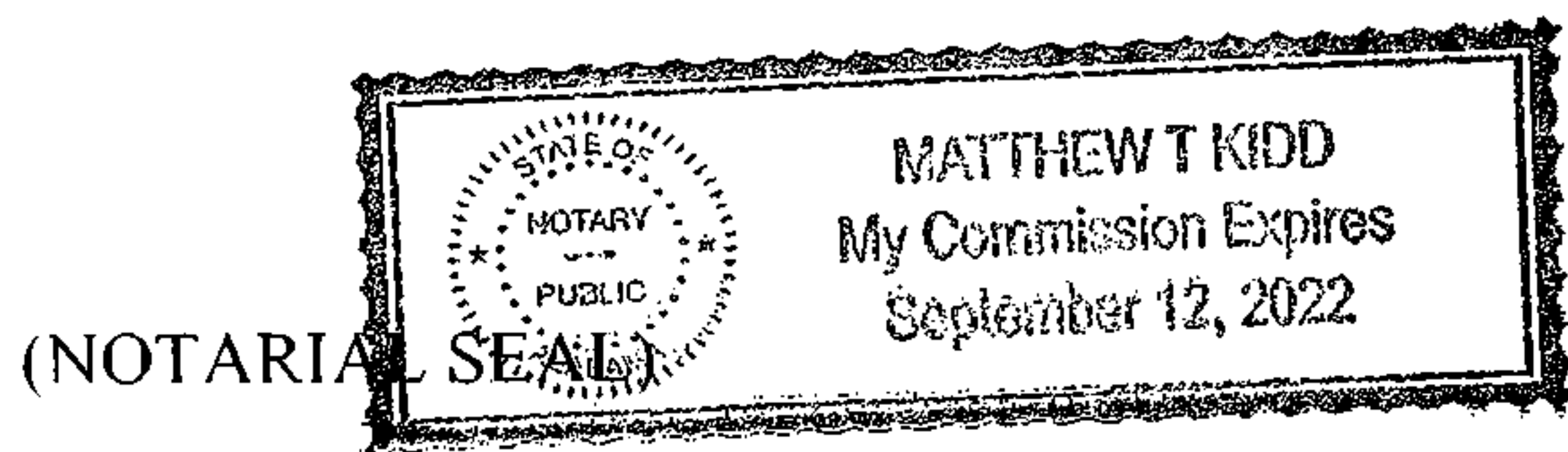

Matthew H. Pierce

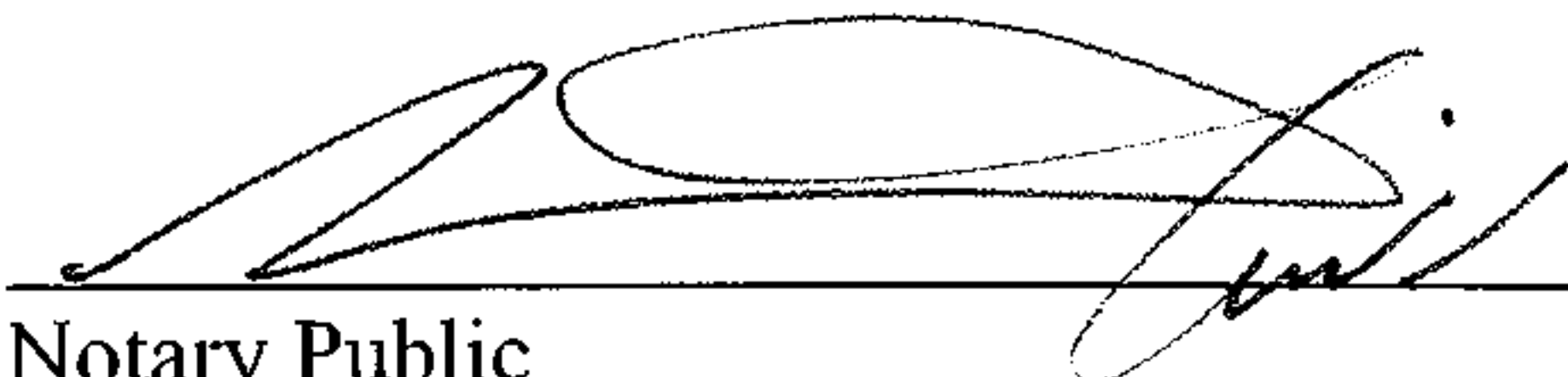

Susanna C. Pierce

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew H. Pierce and Susanna C. Pierce, 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 the 28 day of February 2019.




Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2019 10:27:55 AM
\$56.50 CHERRY
20190305000069420

