

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

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3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20190311000078020
03/11/2019 03:43:00 PM
DEEDS 1/2

Send tax notice to:
Christopher S. Stanley
137 Smyer Lake Road
Birmingham, AL 35094
BHM1900130

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Forty Thousand and 00/100 Dollars** (\$740,000.00), the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Jeremy N. Edwards and Natalie B. Edwards**, by and through her duly authorized Attorney-in-Fact, Jeremy N. Edwards, husband and wife, whose mailing address is ~~7 RIVER RUN~~
~~CIR, CHILDESBURG, AL~~, (hereinafter referred to as "Grantor"), by **Christopher S. Stanley**, whose mailing address is 137 Smyer Lake Road, Birmingham, AL 35094, (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 **137 Smyer Lake Road, Birmingham, AL 35094**, to-wit:

Lot 2, according to the Survey of Howard Addition to Dunavant Valley Road, as recorded in Map Book 32, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

\$738,000.00 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 8th day of March, 2018.

Jeremy N. Edwards

Jeremy N. Edwards

Natalie R. Edwards

By: Jeremy N. Edwards, as Attorney-in-Fact

Natalie B. Edwards

By: Jeremy N. Edwards, as Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeremy N. Edwards and Natalie B. Edwards, by Jeremy N. Edwards, 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 8th day of March, 2018.

(Notary Seal)

Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR. 14, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2019 03:43:00 PM
\$20.00 CHERRY
20190311000078020

Allie S. Boyd