

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

20190311000078120
03/11/2019 03:51:13 PM
DEEDS 1/2

Send tax notice to:
Charles D. & Rachel K. Franklin
6000 Ridge Trail
Birmingham, AL 35242
BHM1900137

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 **Four Hundred Ninety Two Thousand Six Hundred and 00/100 Dollars (\$492,600.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Brittany Sandretto and Rock Sherman Peter Sandretto**, husband and wife, **and Brandon Lambert**, an unmarried man, whose mailing address is: 13531 ALice Rd. MCCAULA, AL 35111 (hereinafter referred to as "Grantors"), by **Charles D. Franklin and Rachel K. Franklin** (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 1218, according to the Survey of Brook Highland, 12th Sector, an Eddleman Community, as recorded in Map Book 34, Page 148, 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.

\$467,970.00 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 Brittany Sandretto, Rock Sherman Peter Sandretto and Brandon Lambert have hereunto set their signatures and seals on March 8, 2019.

Brittany Sandretto
Brittany Sandretto

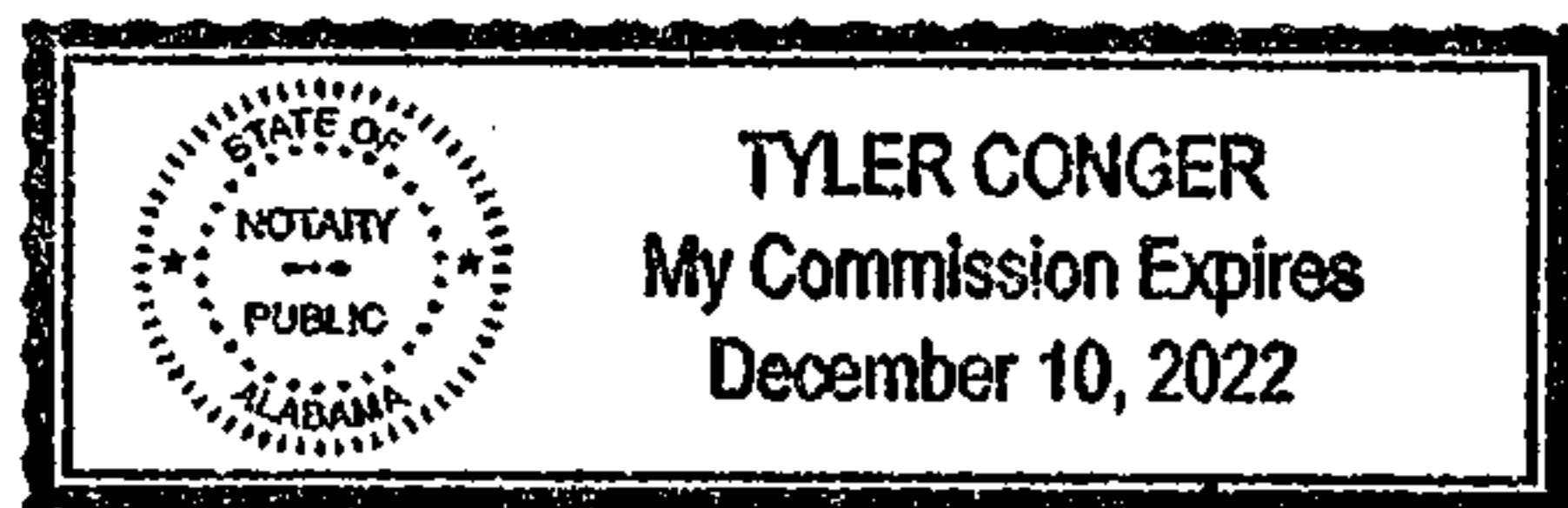
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brittany Sandretto and Brandon Lambert, 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 8 day of March 2019

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

(NOTARIAL SEAL)



Brandon Lambert by Brittany Sandretto
Brandon Lambert by Brittany Sandretto, as his attorney in fact

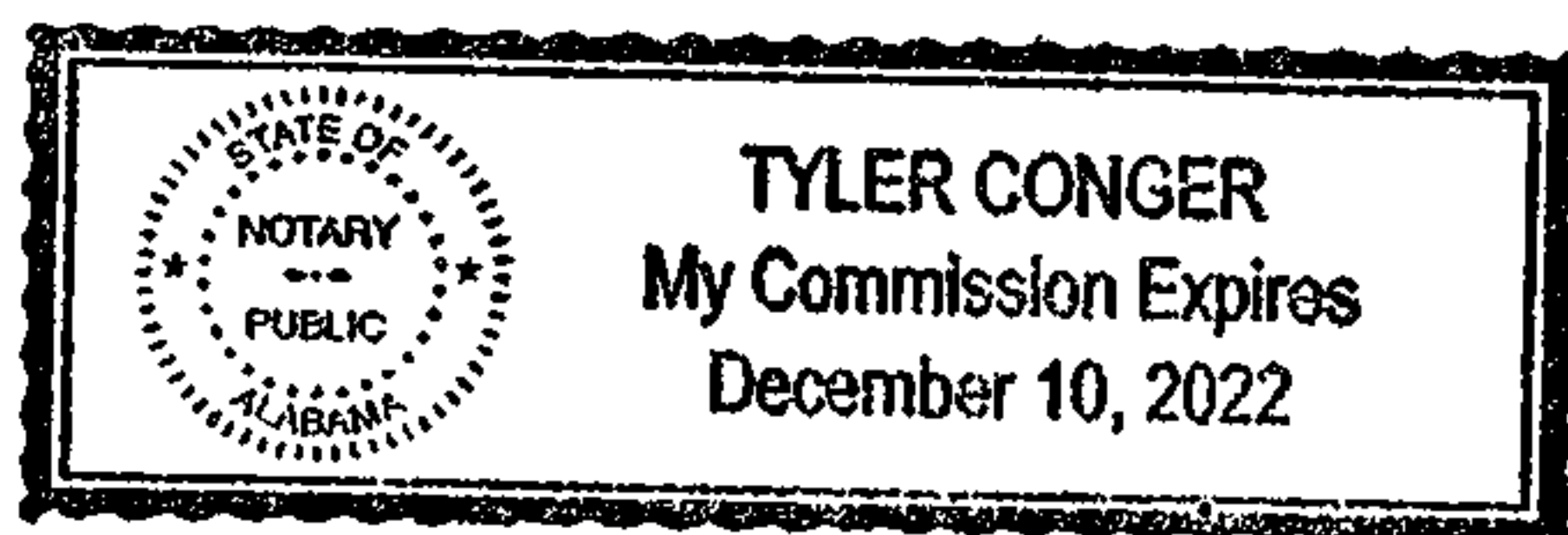
Rock Sherman Peter Sandretto by Brittany Sandretto
Rock Sherman Peter Sandretto by Brittany Sandretto, as his attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brittany Sandretto, whose name as attorney in fact for Rock Sherman Peter Sandretto and Brandon Lambert, 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 the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, Brittany Sandretto for Rock Sherman Peter Sandretto and Brandon Lambert on the day the same bears date.

Given under my hand and official seal this the 8 day of March 2019

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2019 03:51:13 PM
\$44.00 CHERRY
20190311000078120

Allen S. Boyd