

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

20190502000146180  
05/02/2019 09:24:05 AM  
DEEDS 1/2

Send tax notice to:  
Andrew and Amanda Grant  
1992 Chandalar Ct.  
Pelham, AL 35124  
BHM1900185

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 Ninety Five Thousand and 00/100 Dollars (\$95,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Andrew Isaac Grant and Amanda Leigh Grant, a married couple, whose mailing address is: 1992 Chandalar Ct., Pelham, AL 35124** (hereinafter referred to as "Grantors"), by **Ashlyn Marie Riley and Richard Edward Riley** (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:

A PARCEL OF LAND OCCUPIED BY UNIT "C" BUILDING 10, PHASE 2 OF CHANDALAR SOUTH TOWNHOMES, AS RECORDED IN MAP BOOK 7, PAGE 166, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 1, TOWNSHIP 20S, RANGE 3W, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID ¼ ¼ SECTION ; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID ¼ ¼ SECTION A DISTANCE OF 840.76 FEET; THENCE 90° LEFT IN A WESTERLY DIRECTION A DISTANCE OF 110.0 FEET TO A POINT ON THE EAST RIGHT OF WAY OF CHANDALAR COURT; THENCE 90° RIGHT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 41.1 FEET; THENCE 90° RIGHT IN AN EASTERLY DIRECTION A DISTANCE OF 33.4 FEET TO THE POINT OF BEGINNING. SAID POINT BEING FURTHER IDENTIFIED AS THE SW CORNER OF SAID UNIT C; THENCE 00°59'27" LEFT IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF A PARTY WALL AND WOOD FENCE COMMON TO THE UNITS "C" AND "D" A DISTANCE OF 52.5 FEET; THENCE 90° LEFT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE OF A WOOD FENCE COMMON TO UNITS "A", "B", "C" AND "D" A DISTANCE OF 10.7 FEET TO THE SW EDGE OF A STORAGE BUILDING; THENCE 90° RIGHT IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF SAID STORAGE BUILDING A DISTANCE OF 4.2 FEET; THENCE 90° LEFT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE OF SAID STORAGE BUILDING A DISTANCE OF 6.4 FEET; THENCE 90° LEFT IN A WESTERLY DIRECTION ALONG TH NORTH SIDE OF SAID STORAGE BUILDING A DISTANCE OF 4.2 FEET TO A POINT ON THE WOOD FENCE COMMON TO UNITS A, B, C, AND D; THENCE 90° RIGHT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE3 OF SAID WOOD FENCE A DISTANCE OF 2.1 FEET TO THE CENTERLINE OF A WOOD FENCE COMMON TO UNITS B AND C; THENCE 90° LEFT IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF THE WOOD FENCE AND PARTY WALL COMMON TO UNITS B AND C AND ANOTHER WOOD FENCE COMMON TO UNITS B AND C, A DISTANCE OF 68.0 FEET TO A POINT ON THE OUTER FACE OF A WOOD FENCE EXTENDING ACROSS THE FRONTS OF UNITS A, B, C & D; THENCE 90° LEFT IN A SOUTHERLY DIRECTION ALONG THE OUTER FACE OF SAID WOOD FENCE ACROSS THE FRONT OF UNIT C, A DISTANCE OF 19.2 FEET TO THE CENTERLINE OF A WOOD FENCE COMMON TO UNITS C AND D; THENCE 90° LEFT IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF SAID WOOD FENCE A DISTANCE OF 15.5 FEET TO THE POINT OF BEGINNING. SITUATED IN 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.

**\$85,500.00 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.

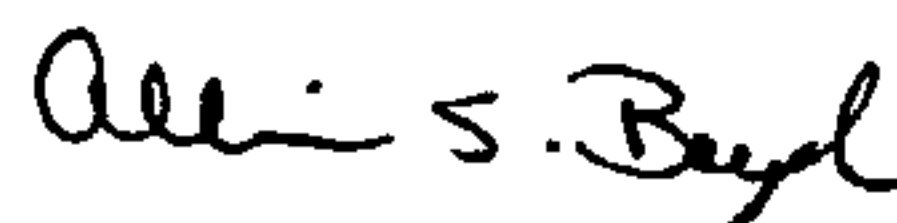
IN WITNESS WHEREOF, Grantors Andrew Isaac Grant and Amanda Leigh Grant have hereunto set their signatures and seals on April 25, 2019.

  
Andrew Isaac Grant

  
Amanda Leigh Grant



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/02/2019 09:24:05 AM  
\$27.50 KIMBERLY  
20190502000146180

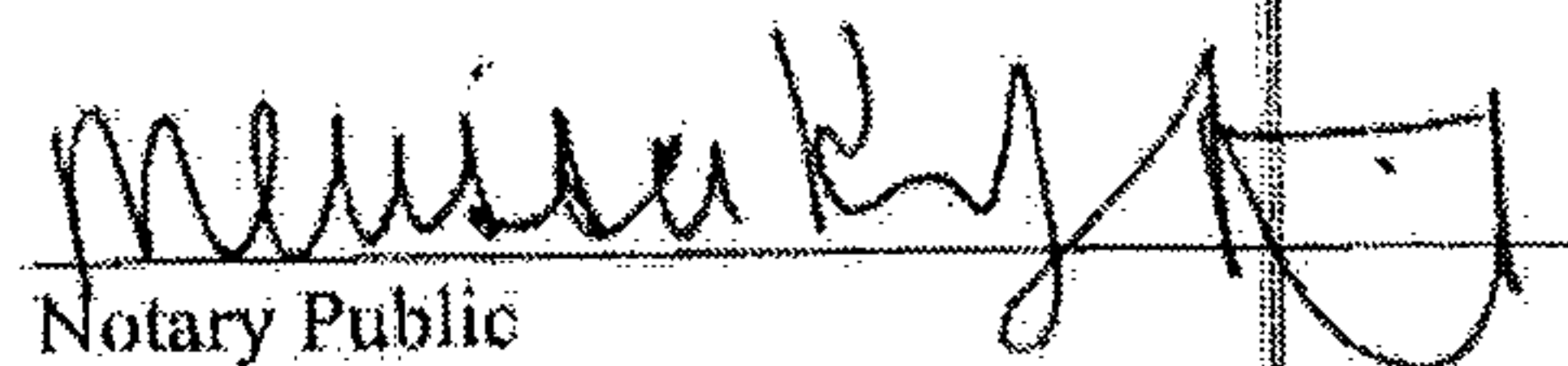


STATE OF MISSOURI  
COUNTY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Isaac Grant and Amanda Leigh Grant, 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 25<sup>th</sup> day of April.

(NOTARIAL SEAL)

  
Notary Public  
Print Name:  
Commission Expires:



MELISSA KERSTING  
My Commission Expires  
April 8, 2022  
St. Louis County  
Commission #18607762