

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

20190508000154910

05/08/2019 08:52:53 AM

DEEDS 1/2

Send tax notice to:

Chris Patrick Autwell

1449 Secretariat Dr.

Helena, AL 35080

BHM1900477

STATE OF ALABAMA

Shelby COUNTY

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) in hand paid to the undersigned, **Spenser D Thomason and Holly R Thomason, a married couple, whose mailing address is: 930 Griffin Park Circle, Birmingham, AL 35242** (hereinafter referred to as "Grantor"), by **Chris Patrick Autwell** (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, to-wit:

Lot 39, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11, Page 80, 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.

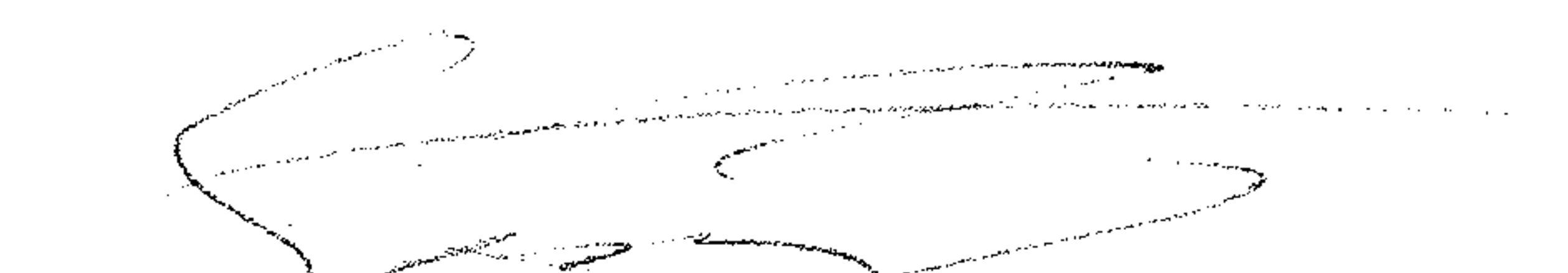
MINING AND MINERAL RIGHTS EXCEPTED.

\$225,834.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

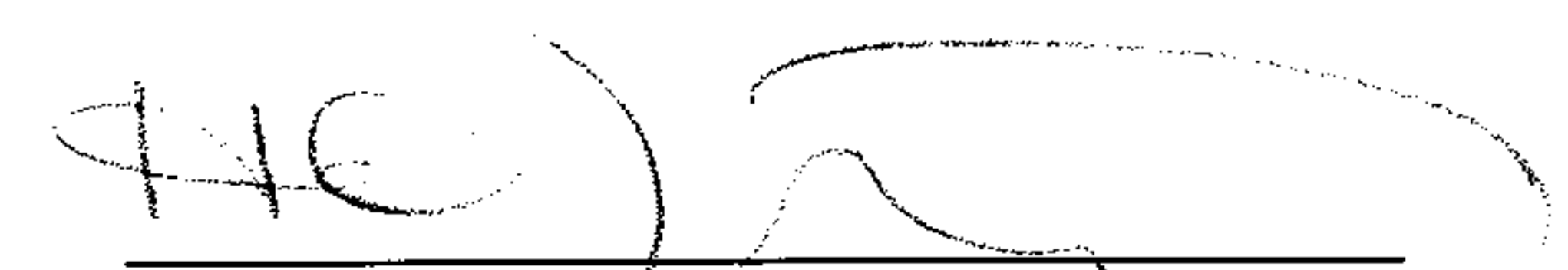
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to 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 3rd
day of May, 2019.



Spenser D Thomason



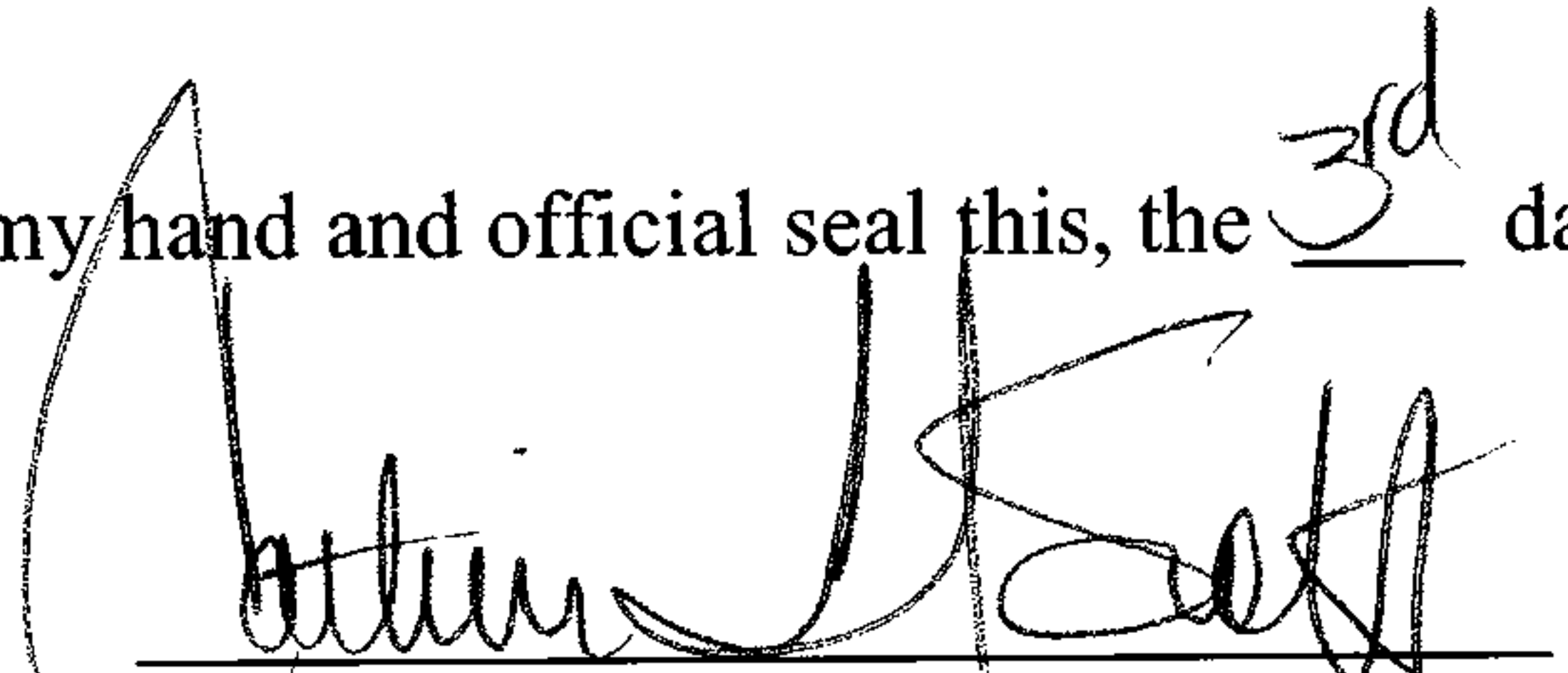
Holly R Thomason

STATE OF ALABAMA
COUNTY OF JEFFERSON

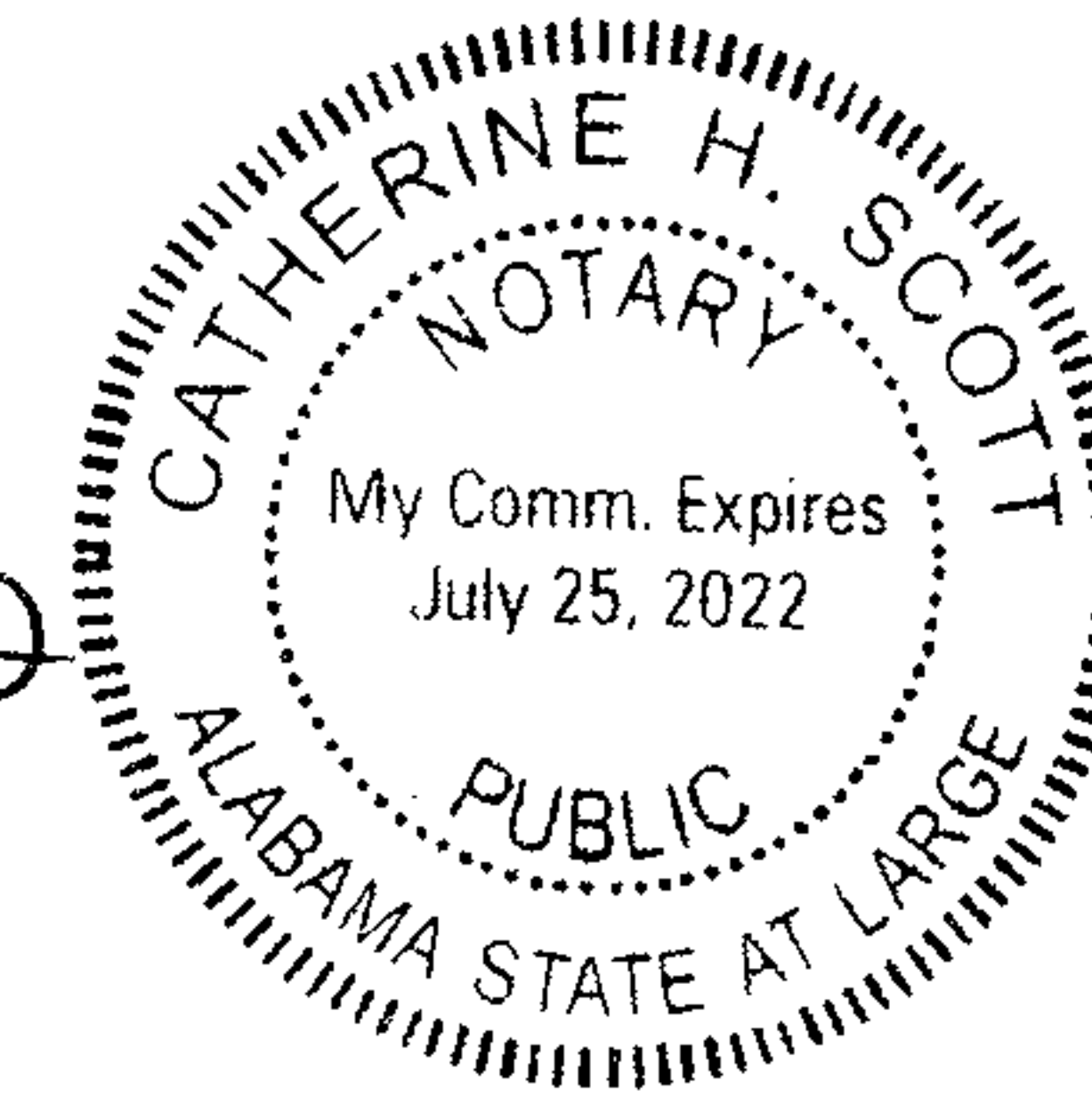
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Spenser D Thomason and Holly R Thomason, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 3rd day of May, 2019.

(Notary Seal)



Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-25-2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2019 08:52:53 AM
\$22.50 CHERRY
20190508000154910

Allie S. Boyd