

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

Send tax notice to:  
Wade Williams Faulkner

PO BOX 172  
STERRETT, AL 35147  
BHM1900690

This instrument prepared by:  
S. Kent Stewart

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20190610000203210

06/10/2019 02:49:31 PM

DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thirty Five Thousand and 00/100 Dollars (\$335,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **John Mancha**, a married man, whose mailing address is:

4341 Boulder Lake Circle Vestavia, AL 35242 (hereinafter referred to as "Grantor"), by **Wade Williams Faulkner** (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:

A tract of land located in the East Half of the East Half of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commencing at the Northeast corner of Section 13, Township 21 South, Range 1 East; thence Westerly along the North line of said Section 372.13 feet; thence 90 degrees left 2539.3 feet to the center line of a public road and the Point of Beginning of tract of land herein described; thence 51 degrees 26 minutes right along centerline of said road 302.0 feet; thence 9 degrees 00 minutes left 10.22 feet; thence 99 degrees 00 minutes right 103.85 feet; thence 79 degrees 52 minutes right 245.80 feet; thence 67 degrees 16 minutes right 143.5 feet; thence 32 degrees 52 minutes right 25.0 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

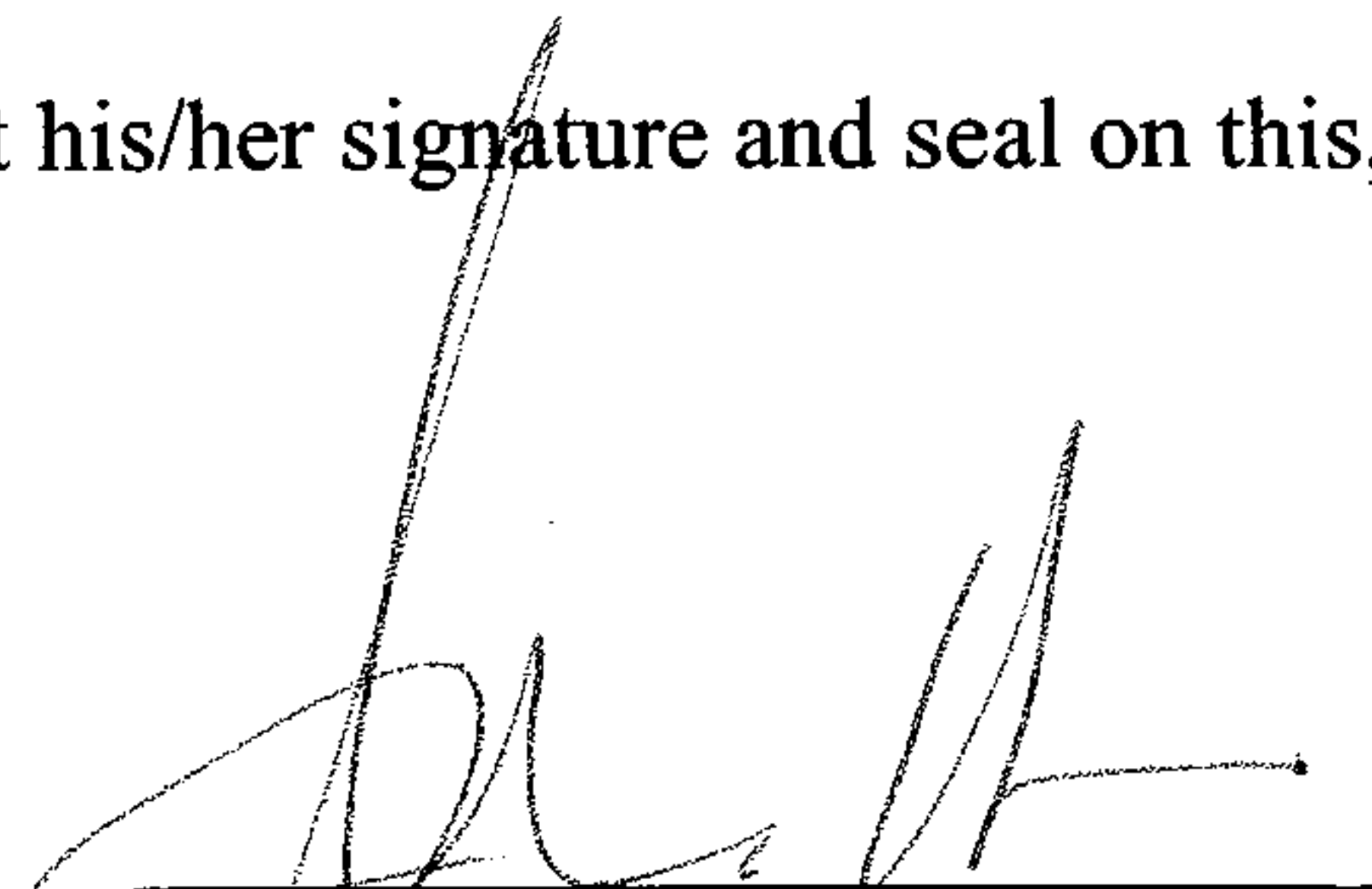
This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

**\$0.00 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.

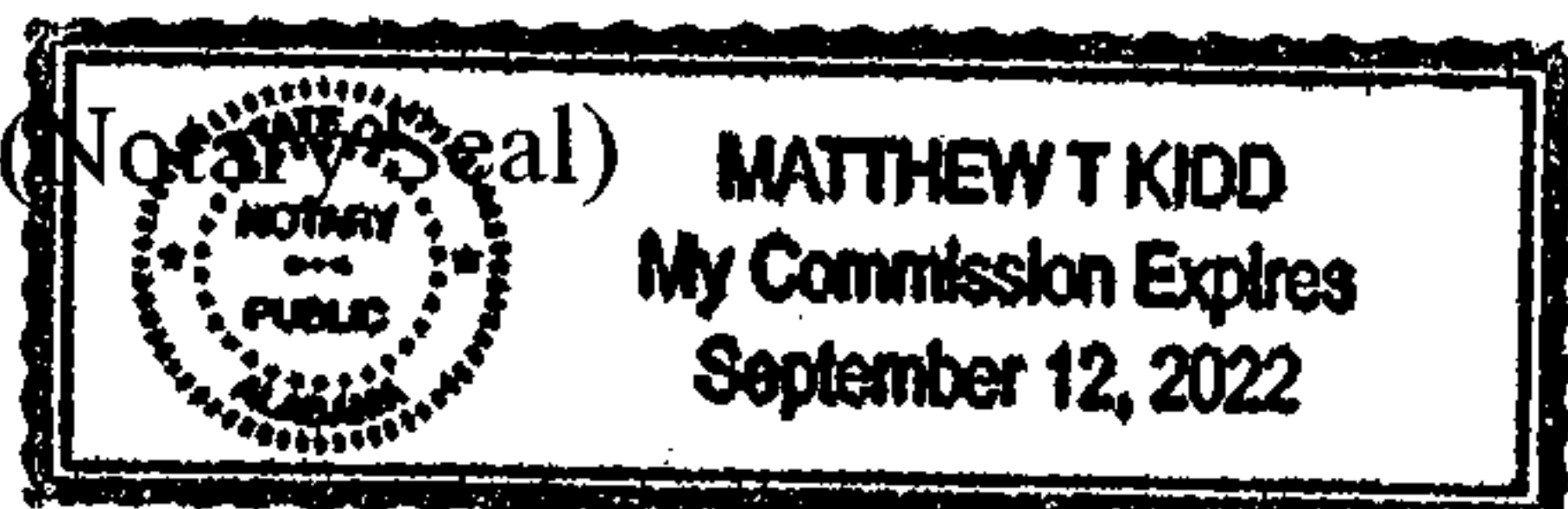
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 6 day of June, 2019.

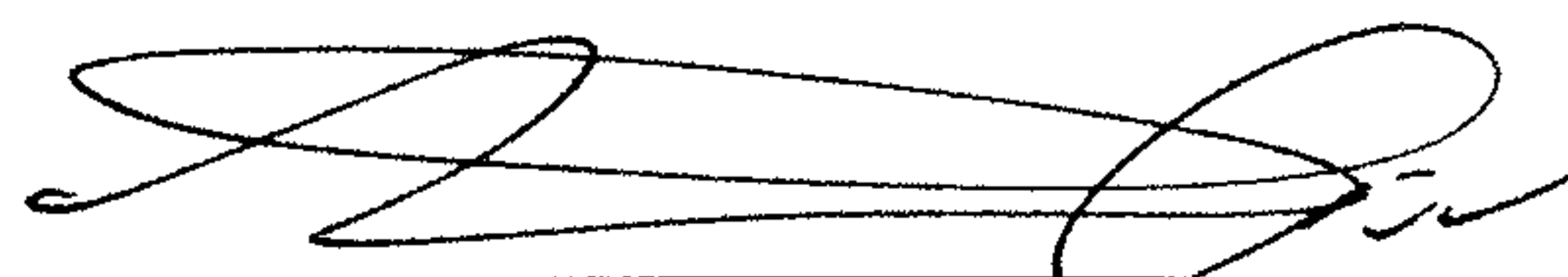
  
John Mancha

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Mancha, 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 6 day of June, 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  
06/10/2019 02:49:31 PM  
\$353.00 CHARITY  
20190610000203210

*Allen S. Bayl*