

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

20190618000216550
06/18/2019 04:10:09 PM
DEEDS 1/2

Send tax notice to:
Brock and Jill Armstrong
2600 Chandalar Ln.
Pelham, AL 35124
BHM1900677

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 Two Hundred Seventy Seven Thousand Five Hundred and 00/100 Dollars (\$277,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Ryan R. Williams, acting through , his/her attorney-in-fact Steveanna M. Williams, and Steveanna M. Williams, a married couple, whose mailing address is:** PSC 9 Box 4958 APO AE 09123 (hereinafter referred to as "Grantors"), by **Brock Ferrell Armstrong and Jill Weathers Armstrong** (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 44, according to the Map and Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Also: Beginning at the Southeast corner of Lot 44, Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the West right of way of Chandalar Lane a distance of 20.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and Southwesterly a distance of 162.01 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run Northwesterly a distance of 20.0 feet to the Southwest corner of said Lot 44; thence turn an angle of 90 degrees 00 minutes to the right and run Northeasterly along the Southerly lot line of said Lot 44 a distance of 162.01 feet to the point of beginning.

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.

\$235,686.00 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, Ryan R. Williams, by , as attorney-in-fact: Steveanna M. Williams, has hereunto set his/her signature and seal on this the 13 day of June, 2019.

*Ryan R. Williams by
His Attorney-in-Fact:*

Ryan R. Williams by His
Attorney-in-Fact: Steveanna M.
Williams

Steveanna M. Williams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , Steveanna M. Williams whose name as attorney in fact for Ryan R. Williams, 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, for Ryan R. Williams on the day the same bears date.

Given under my hand and official seal this the 13 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
06/18/2019 04:10:09 PM
\$60.00 CHARITY
20190618000216550

Allie S. Bayl