

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

Send tax notice to:
Kevin M. & Laura Rae Rice Ownby
233 Cahaba Oaks Trail
Indian Springs, AL 35124
BHM1900658

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190628000231700
06/28/2019 11:00:09 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Eighty Thousand and 00/100 Dollars (\$680,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Kenneth McNeal and Tara McNeal**, husband and wife, whose mailing address is:

7130 Gurnett Rd, Apt 531 Durham, N.C. 27707 (hereinafter referred to as "Grantors"), by **Kevin M. Ownby and Laura Rae Rice Ownby** (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 8, according to the Survey of Cahaba Oaks as recorded in Map Book 18, Page 141, 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.

\$454,000.00 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 Kenneth McNeal and Tara McNeal have hereunto set their signatures and seals on June 25th, 2019.

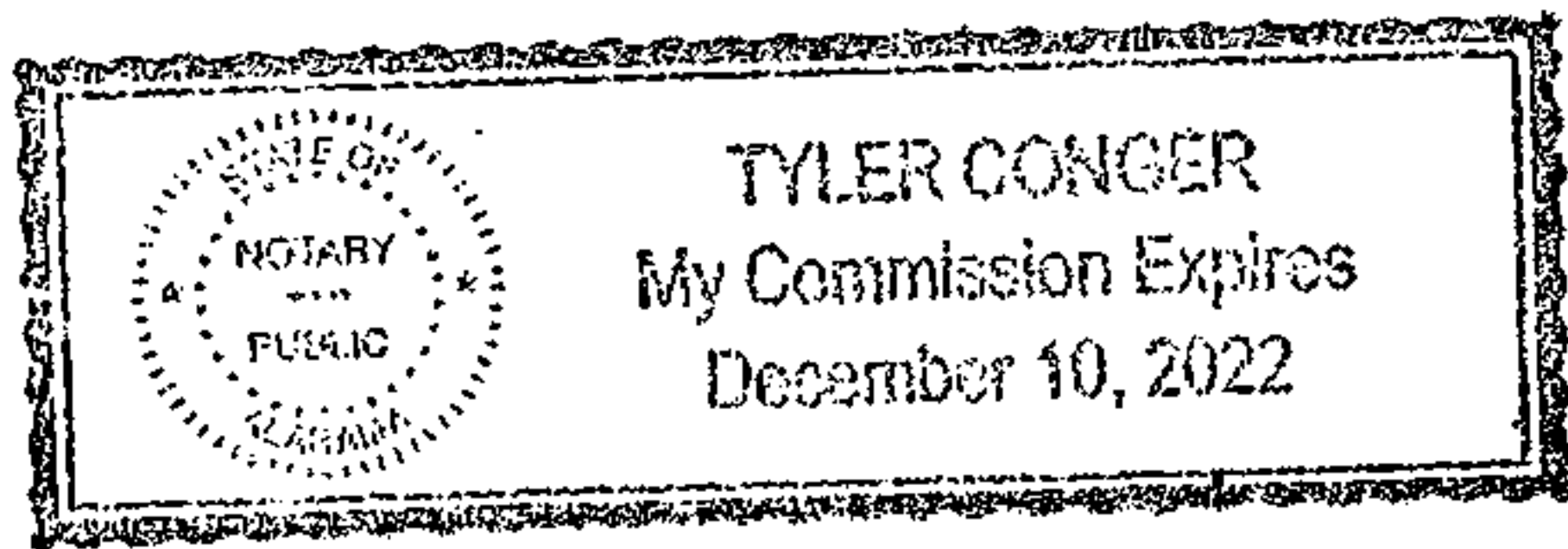
Kenneth McNeal by Jacquelyn Vanderwoude
Kenneth McNeal by Jacquelyn S. Vanderwoude, *as his attorney in fact*
as his attorney in fact

Tara McNeal by Jacquelyn Vanderwoude
Tara McNeal by Jacquelyn S. Vanderwoude, *as her attorney in fact.*
as her 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 Jacquelyn S. Vanderwoude, whose name as attorney in fact for Kenneth McNeal and Tara McNeal, 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 Kenneth McNeal and Tara McNeal on the day the same bears date.

Given under my hand and official seal this the 25th day of June 2019.



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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2019 11:00:09 AM
\$244.00 CHARITY
20190628000231700

Allie S. Bayl