

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

Send tax notice to:

Nicholas Arvin and Kristen Arvin
1536 Seminole Circle
Alabaster, AL 35007
BHM1900692

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190709000243830
07/09/2019 08:57:52 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety One Thousand Five Hundred and 00/100 Dollars (\$191,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John E. Spargo and Natalie Thompson, now known as Natalie Spargo**, husband and wife, whose mailing address is 637 Chelsea Station Circle, Chelsea, AL 35043, (hereinafter referred to as "Grantors"), by **Nicholas Arvin and Kristen Arvin**, whose mailing address is 1536 Seminole Circle, Alabaster, AL 35007, (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, the address of which is **1536 Seminole Circle, Alabaster, AL 35007**, to-wit:

Lot 11, according to the Survey of Cherokee Crest, as recorded in Map Book 9, Page 152, in the Probate Office of Shelby County, Alabama.

Natalie Spargo is one and the same as Natalie Thompson, Grantee in that deed recorded in Instrument #: 20130503000180920.

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.

\$188,030.00 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, **John E. Spargo and Natalie Spargo**, have hereunto set their signatures and seals on July 3, 2019.

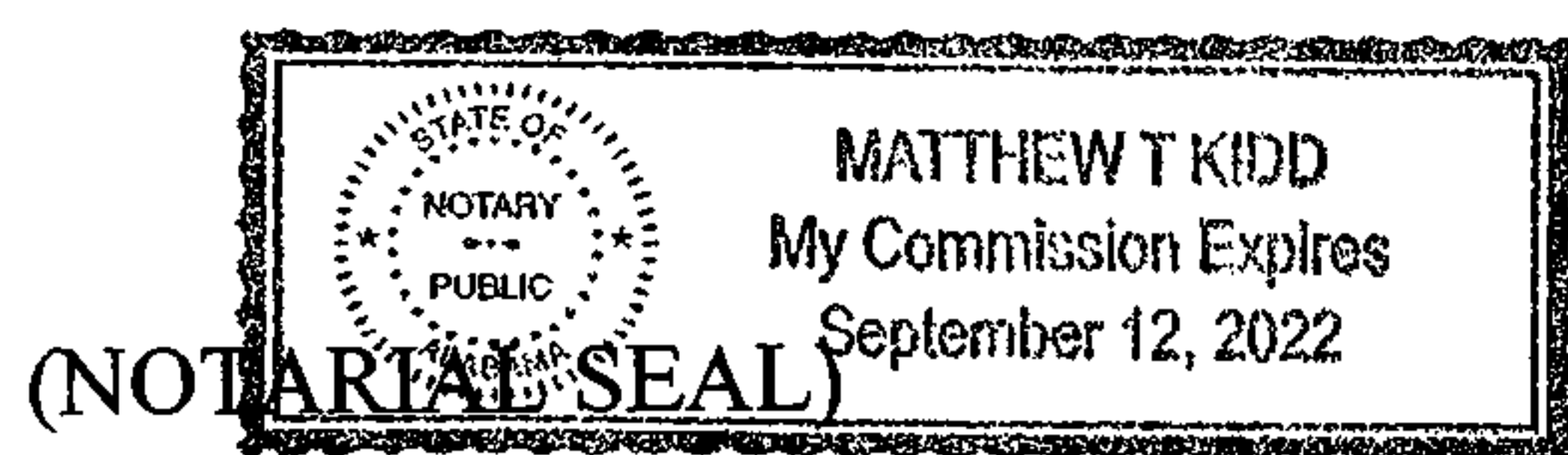

John E. Spargo

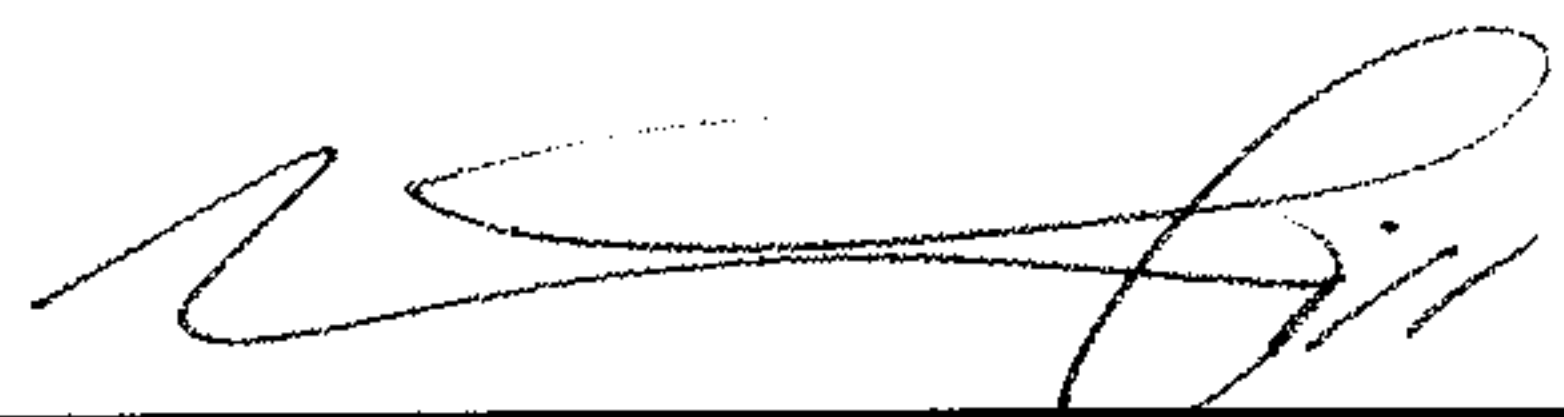

Natalie Spargo

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John E. Spargo and Natalie Spargo**, 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 3 day of July, 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
07/09/2019 08:57:52 AM
\$22.50 CHERRY
20190709000243830

