

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

Send tax notice to:

Mike Turner and Cheryl Turner
4875 Hwy 69
Columbiana, AL 35051
CHL1900052

This instrument prepared by:

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

State of Alabama
County of Shelby

20190715000251590
07/15/2019 03:09:17 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Benjamin Graham Hassler and Rachael C Hassler**, husband and wife, whose mailing address is __4052 Cannonsgate Lane; Murfreesboro, TN 37128, (hereinafter referred to as "Grantors"), by **Mike Turner and Cheryl Turner**, whose mailing address is 309 Polo Court, Chelsea, AL 35043, (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 **309 Polo Court, Chelsea, AL 35043**, to-wit:

Lot 144, according to the Survey of Polo Crossings Sector 1, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 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, **Benjamin Graham Hassler and Rachael C Hassler**, have hereunto set their signatures and seals on July 11, 2019.

Benjamin S Hassler
Benjamin Graham Hassler

Rachael C Hassler
Rachael C Hassler

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Benjamin Graham Hassler and Rachael C Hassler**, 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 11 day of JULY, 2019.

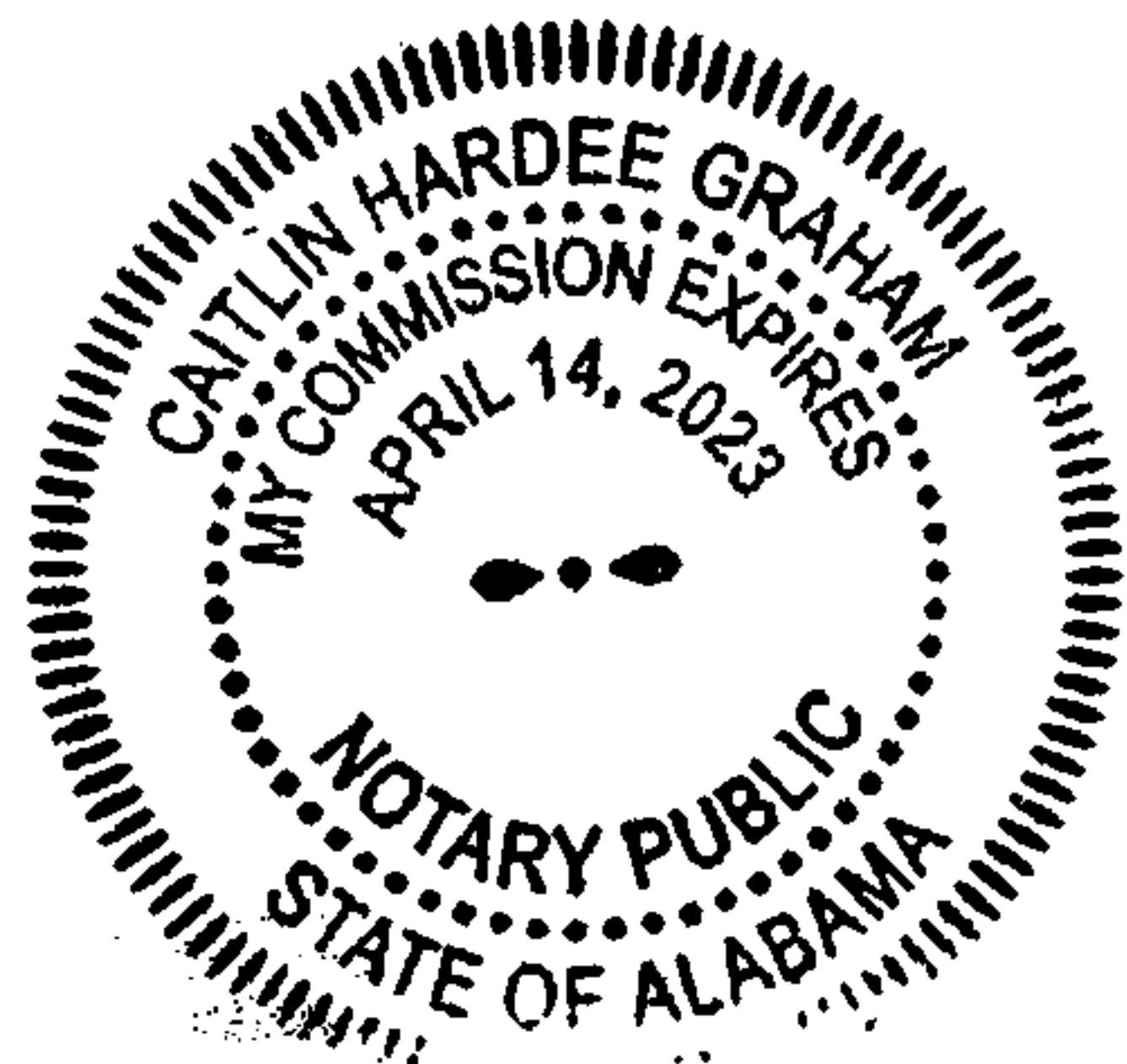
Caitlin Hardee Graham

Notary Public

Print Name: **CAITLIN HARDEE GRAHAM**

Commission Expires: **APR. 14, 2023**

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2019 03:09:17 PM
\$203.00 CHERRY
20190715000251590

Alicia S. Bayl