

This document prepared by:  
John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Robin D. and Mary Anne Rivera  
208 Brookhollow Drive  
Pelham, Alabama 35124

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand Seven Hundred and 00/100 Dollars (\$112,700.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, JOHN R. WELDON and MELANIE G. WELDON, husband and wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBIN D. RIVERA and MARY ANNE RIVERA (herein referred to as GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 12, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama.

One Hundred Seven Thousand Sixty Five and 00/100 Dollars (\$107,065.00) of the consideration is from a purchase money first mortgage recorded simultaneously with the Deed conveying the subject property.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 30<sup>th</sup> day of April, 1999.

  
GRANTOR: JOHN R. WELDON

  
GRANTOR: MELANIE G. WELDON

Inst # 1999-18826

05/05/1999-18826  
12:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 17.00

STATE OF ALABAMA )  
SHELBY COUNTY )

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that JOHN R. WELDON and MELANIE G. WELDON, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 1999.

  
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NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/2001

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