

Send tax notice to:  
JESSICA L. WINTON\  
485 BALLANTRAE ROAD  
PELHAM, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2018192

**20180510000160320**

Shelby COUNTY

**05/10/2018 10:57:12 AM**

**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars (\$334,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAL PROPERTIES, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:**

701 Kirkwall CV Pelham AL 35124 (hereinafter referred to as "Grantor") by JESSICA L. WINTON **whose property address is:** 485 BALLANTRAE ROAD, PELHAM, AL, 35124 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2173, Kirkwall at Ballantrae, Phase 4, as recorded in Map Book 48, Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Such state of facts as shown on plat of Kirkwall at Ballantrae, Phase 4, as recorded in Map Book 48, Page 54, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20170915000336400, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Covenant for Storm water run-off control as set forth in Instrument No. 20170918000339050, in the Probate Office of Shelby County, Alabama.

\$251,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, DAL PROPERTIES, LLC, by COURTNEY HILL, its AUTHORIZED AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9th day of May, 2018.

DAL PROPERTIES, LLC

  
BY: COURTNEY HILL

ITS: AUTHORIZED AGENT

STATE OF ALABAMA  
COUNTY OF SHELBY

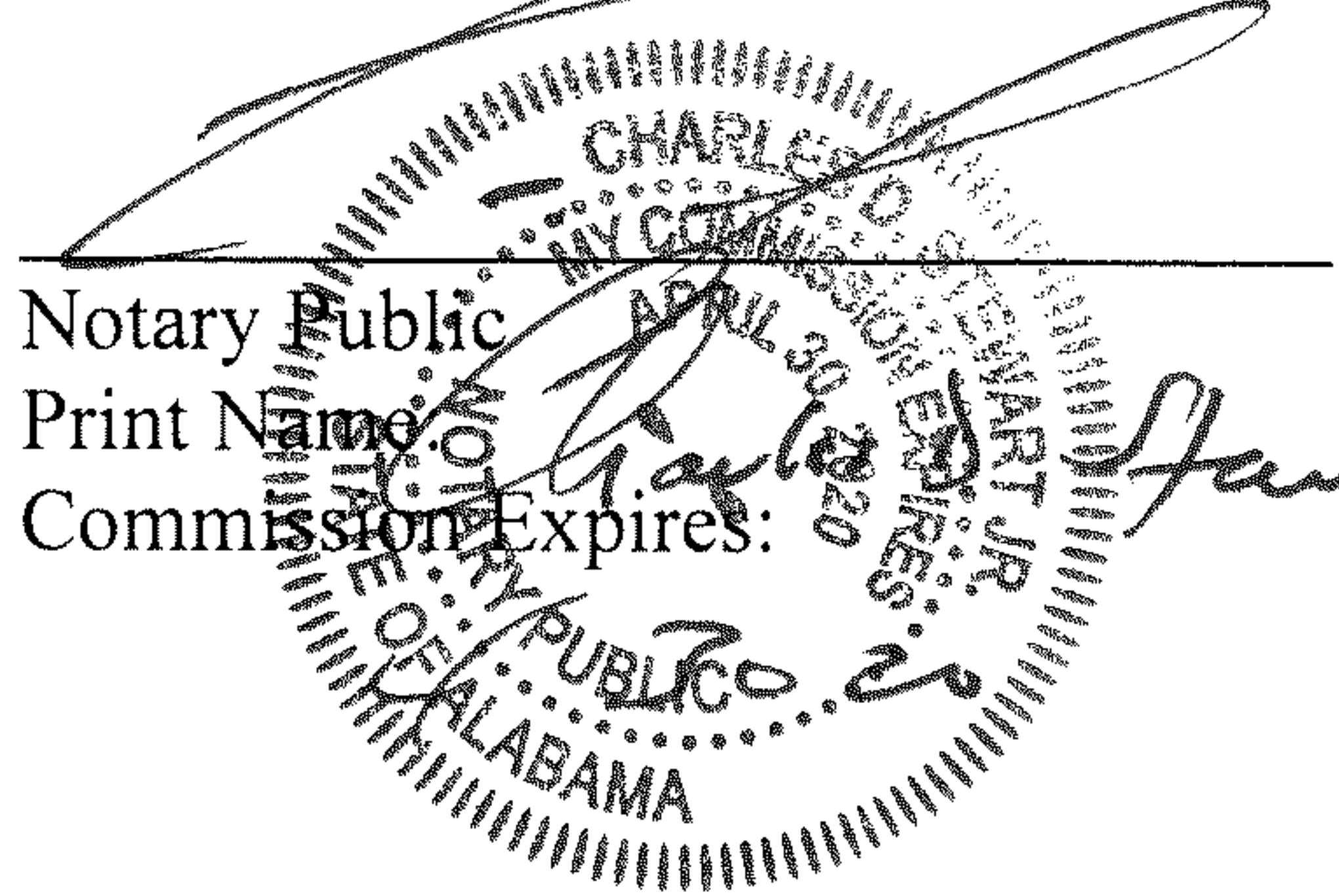
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that COURTNEY HILL, whose name as AUTHORIZED AGENT of DAL PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company

Given under my hand and official seal this the 9th day of May, 2018.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/10/2018 10:57:12 AM  
\$102.00 CHERRY  
20180510000160320

