

Send tax notice to:
MARK W ROSE
469 WEATHERLY CLUB DR
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

2018344

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DAVID N HOHNSTEIN and HOLLY G HOHNSTEIN**, husband and wife, whose mailing address is: 731 Rosebury Rd, Helena AL 35080 (hereinafter referred to as "Grantors") by **MARK W ROSE and LINDA GUTHERY ROSE** whose property address is: 469 WEATHERLY CLUB DR, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2718, according to the Survey of Weatherly Heights Club Drive, Sector 27, as recorded in Map Book 27, Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

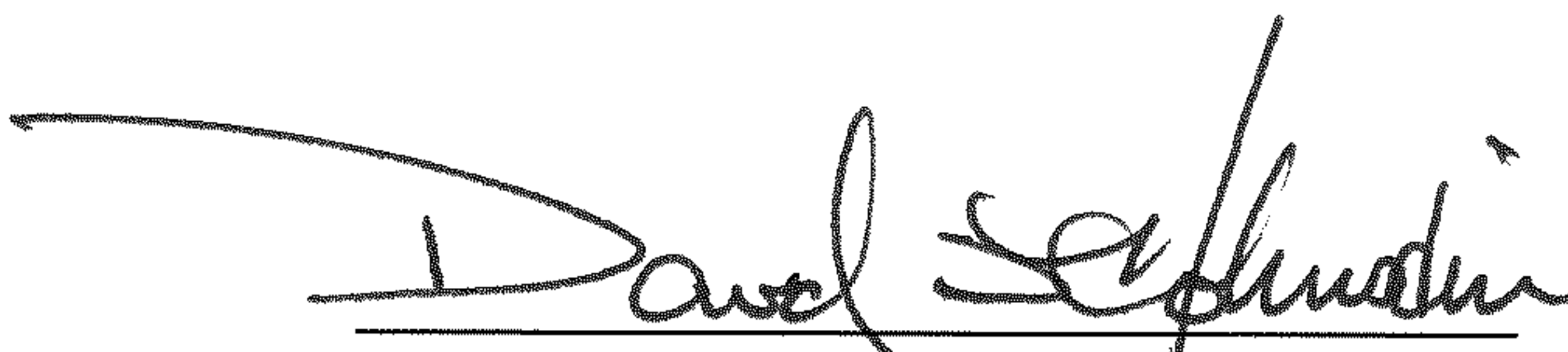
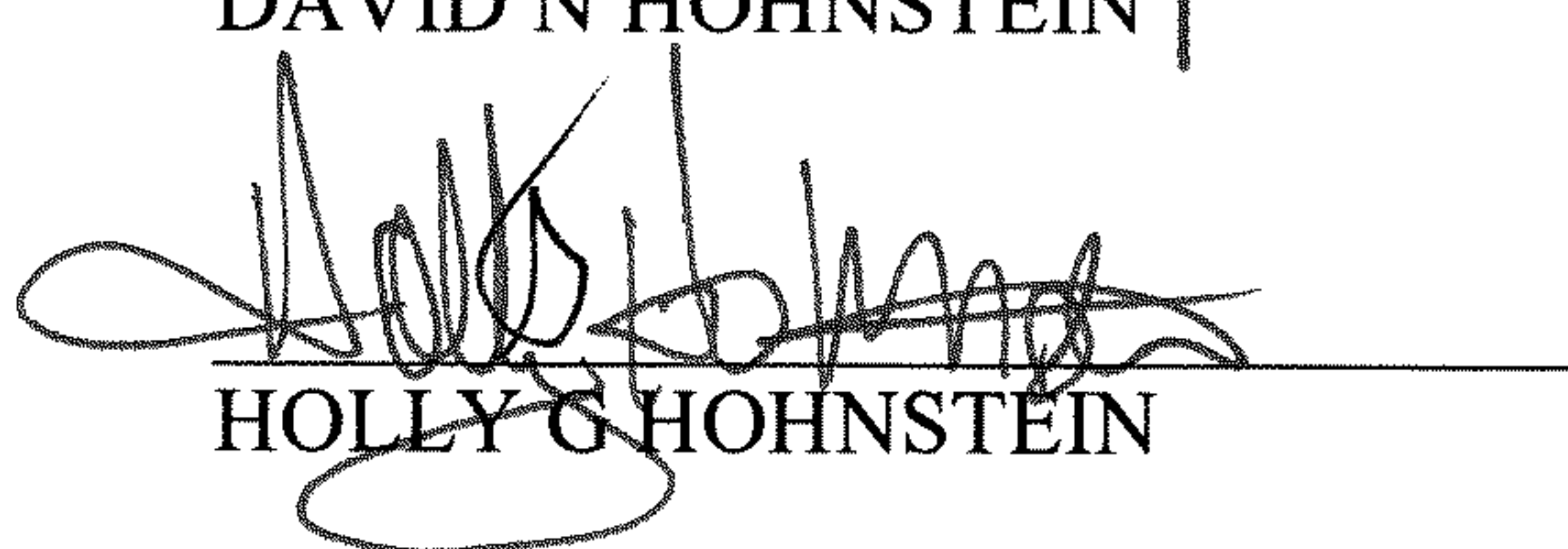
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions appearing of record in Declaration of Protective Covenants for Weatherly Highlands, Club Drive-Sector 27 as recorded in Instrument No. 2000-38937.
3. Terms and Conditions as set out in Articles of Incorporation of Weatherly Highlands Residential Association, Inc. as recorded in Instrument No. 2000-14751, and By-Laws thereto as recorded in Instrument No. 20110310000079910, in the Probate Office of Jefferson County, Alabama, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
4. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20040910000504270.

\$260,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

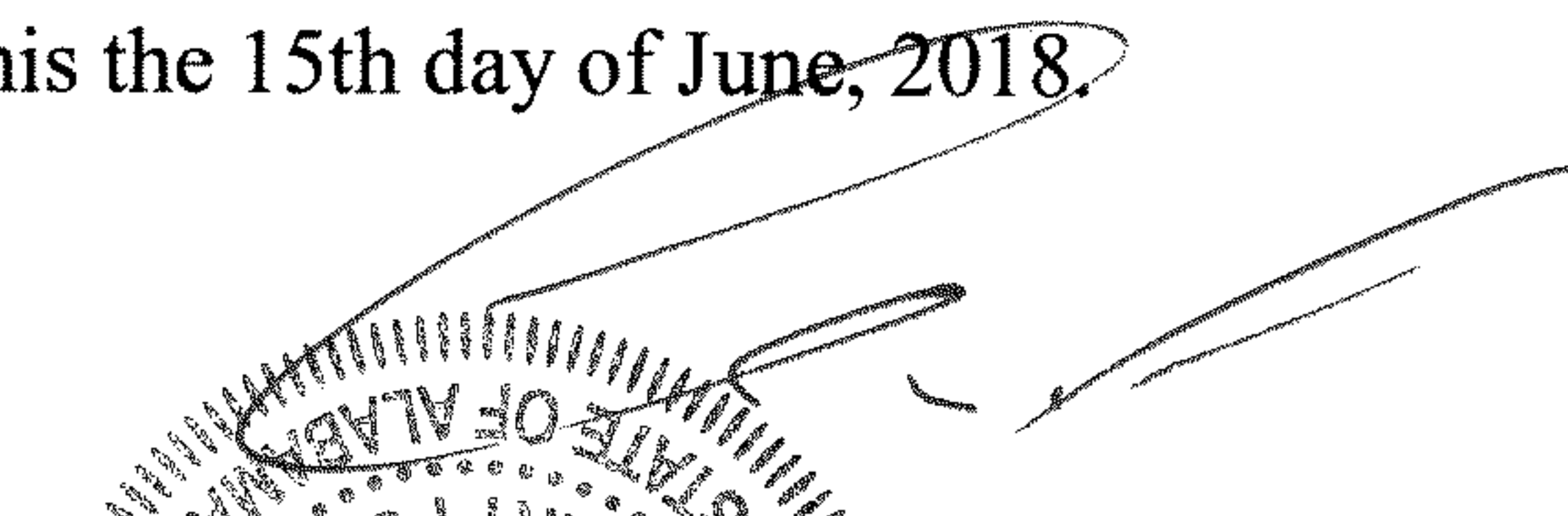
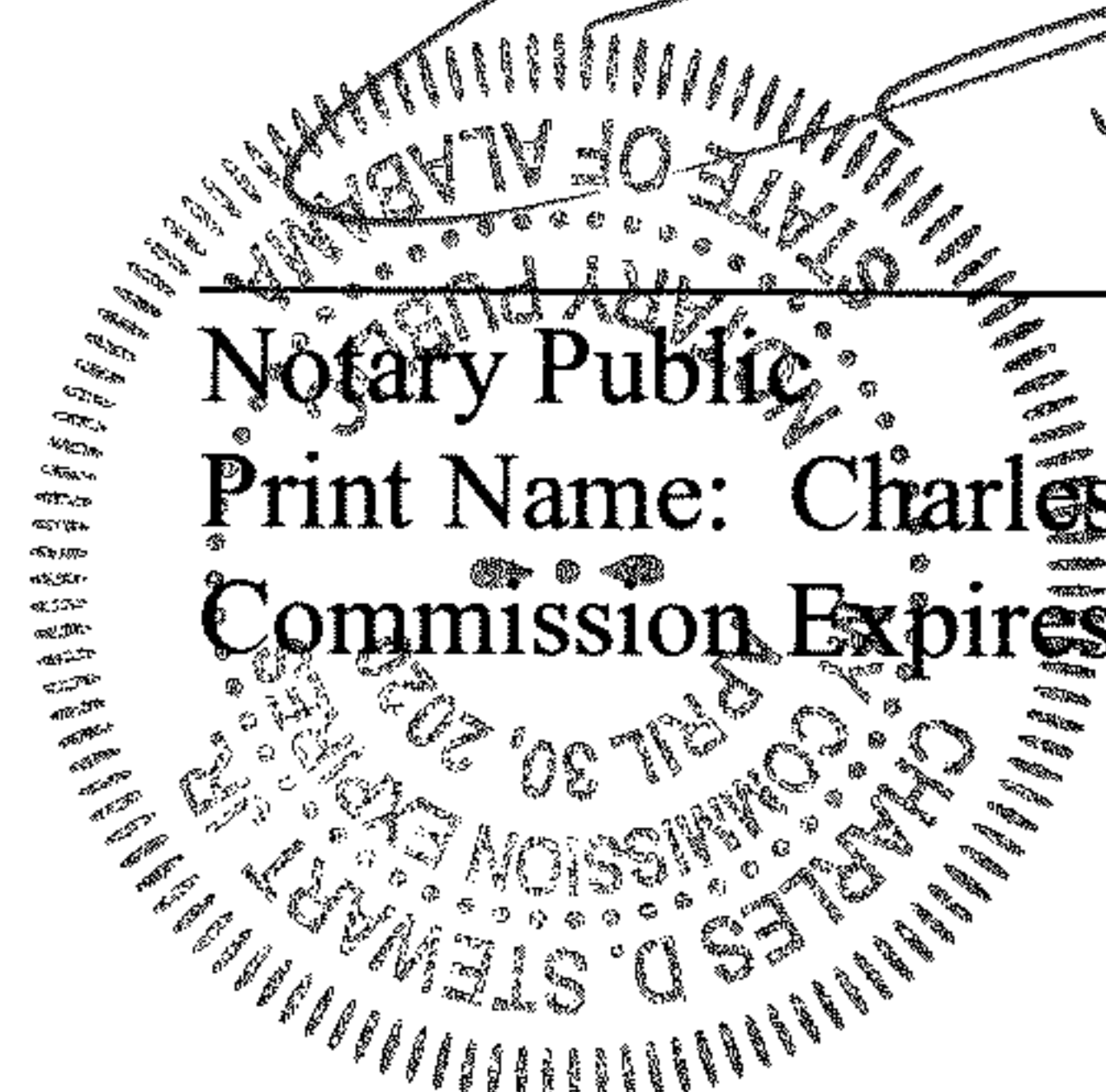
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 15th day of June, 2018.


DAVID N HOHNSTEIN

HOLLY G HOHNSTEIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID N HOHNSTEIN and HOLLY G HOHNSTEIN whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/19/2018 02:14:48 PM
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