

Send tax notice to:  
JAMES WILLIAM HEATH  
129 BRANCH DRIVE  
CHELSEA, AL, 35043

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

STATE OF ALABAMA  
Shelby COUNTY

2019181

20190417000126340  
04/17/2019 02:23:35 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Three Thousand Five Hundred and 00/100 Dollars (\$293,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **OSWALD ALESSANDRO QUINTANA BARRIOS, a single individual** whose mailing address is: 527 Sugarberry Drive Mayline AL 35114 (hereinafter referred to as "Grantors") by **JAMES WILLIAM HEATH and JULIE HEATH** whose property address is: **129 BRANCH DRIVE, CHELSEA, AL, 35043** 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, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 5, according to the Map of Brook Chase Estates, Phase 1, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama**

SUBJECT TO:


1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
3. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on Map of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 102, Page 133 in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County as recorded in Deed Book 135, Page 108 in the Probate Office of Shelby County, Alabama.
6. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as conveyed in Deed Book 13, Page 312 in the Probate Office of Shelby County, Alabama.
7. Restrictive covenants as recorded in Inst. No. 1996-21729 and as amended in Inst. No. 1996-27816, in the Probate Office of Shelby County, Alabama.
8. 50' Easement across lot and 10' easement across a portion of the Southwest side of said lot as show on recorded Map in the Probate Office of Shelby County, Alabama.

**\$286,363.00 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.

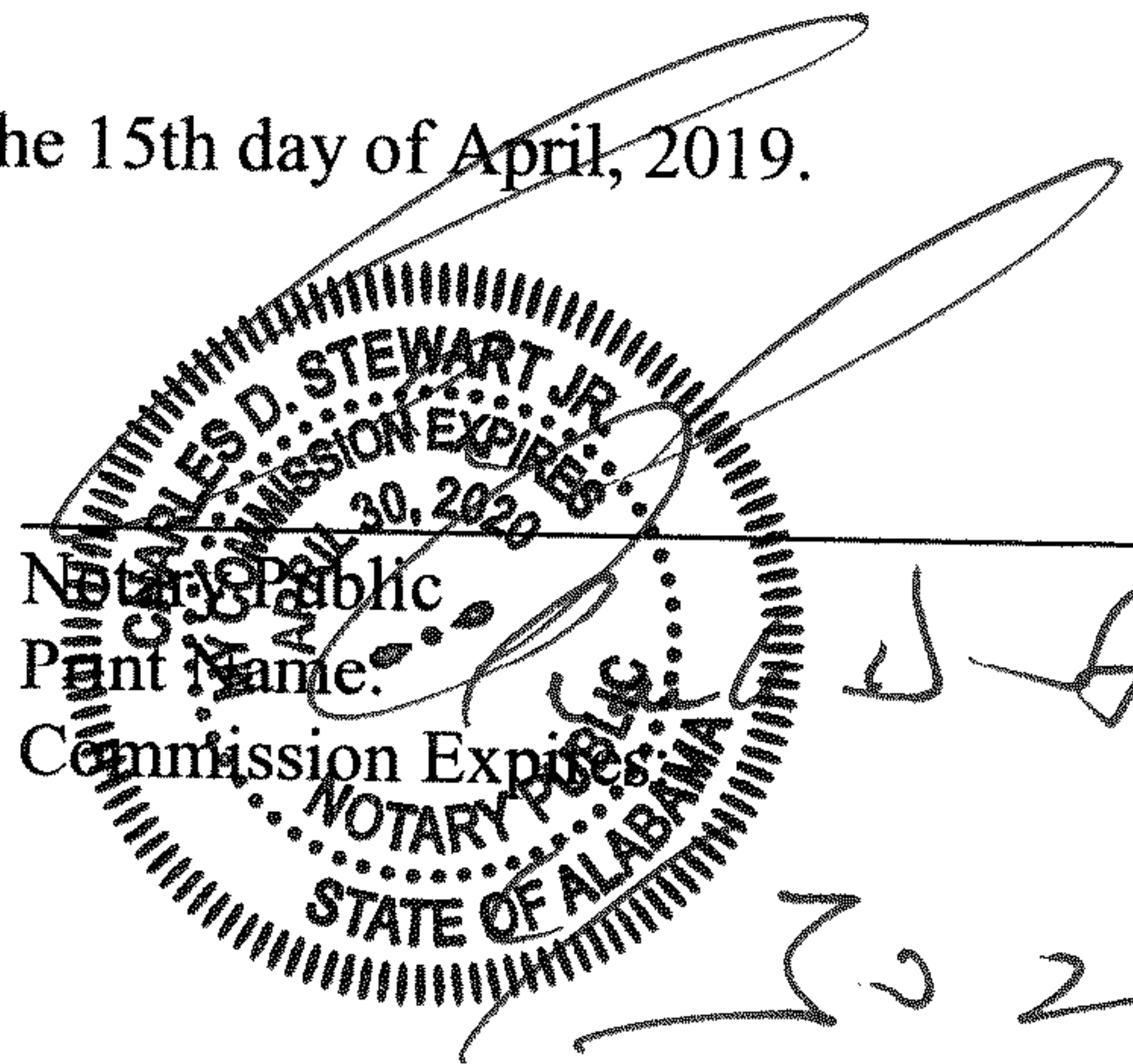
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of April, 2019.

  
OSWALD ALESSANDRO QUINTANA BARRIOS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OSWALD ALESSANDRO QUINTANA BARRIOS 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 15th day of April, 2019.

  
Notary Public  
Print Name.  
Commission Expires  
NOTARY PUBLIC  
STATE OF ALABAMA  
*J. Stewart Jr.*  
*30 20*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/17/2019 02:23:35 PM  
\$25.50 CHERRY  
20190417000126340

*Allen S. Bayl*