

Send tax notice to:  
ERIC NATHAN MANCIL  
117 SELWYN ABBEY  
ALABASTER, AL, 35007

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

2019281T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Nine Thousand and 00/100 Dollars (\$269,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DONALD J MATHIS and MARY MEG MATHIS, HUSBAND AND WIFE** whose mailing address is: 1449 Bellantae Club Du Pelham AL 35124 (hereinafter referred to as "Grantors") by **ERIC NATHAN MANCIL and CHELSEA ELIZABETH MANCIL** whose property address is: **117 SELWYN ABBEY, ALABASTER, AL, 35007** 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 37, according to the Survey of Weatherly, Glenn Abbey, Sector 12, as recorded in Map Book 18, Page 128 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Weatherly, Glenn Abbey, Sector 12, as recorded in Map Book 18, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Volume 53, page 262.
4. Right of Way granted to Alabama Power Company recorded in Book 127, page 410, and Book 194, page 30.
5. Agreement for ingress and egress recorded in Book 289, Page 858.
6. Conditions, covenants and restrictions as recorded in Instrument #1994-25694, Instrument #1995-03421, Instrument #1995-12193, and Instrument #1995-9413.
7. Agreement for water line easement recorded in Instrument #1992-14698.

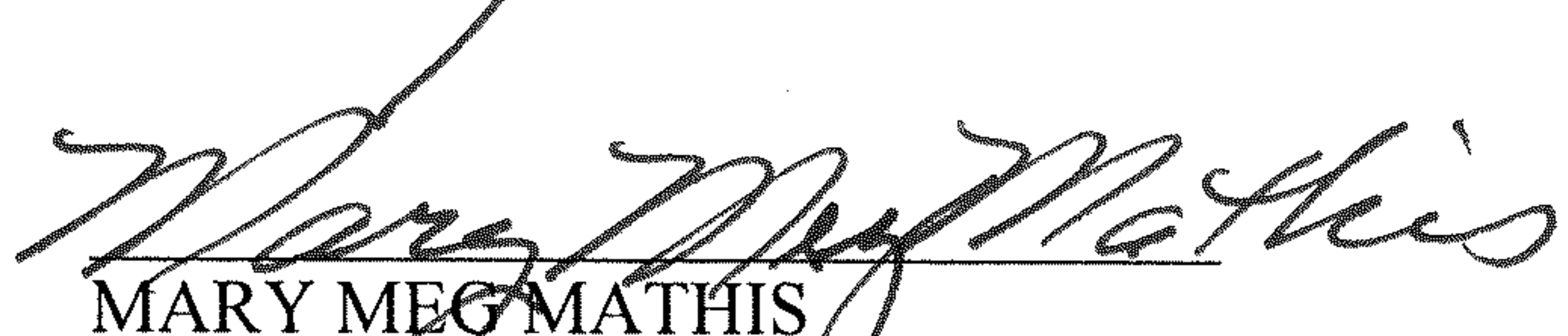
\$264,127.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 22nd day of May, 2019.

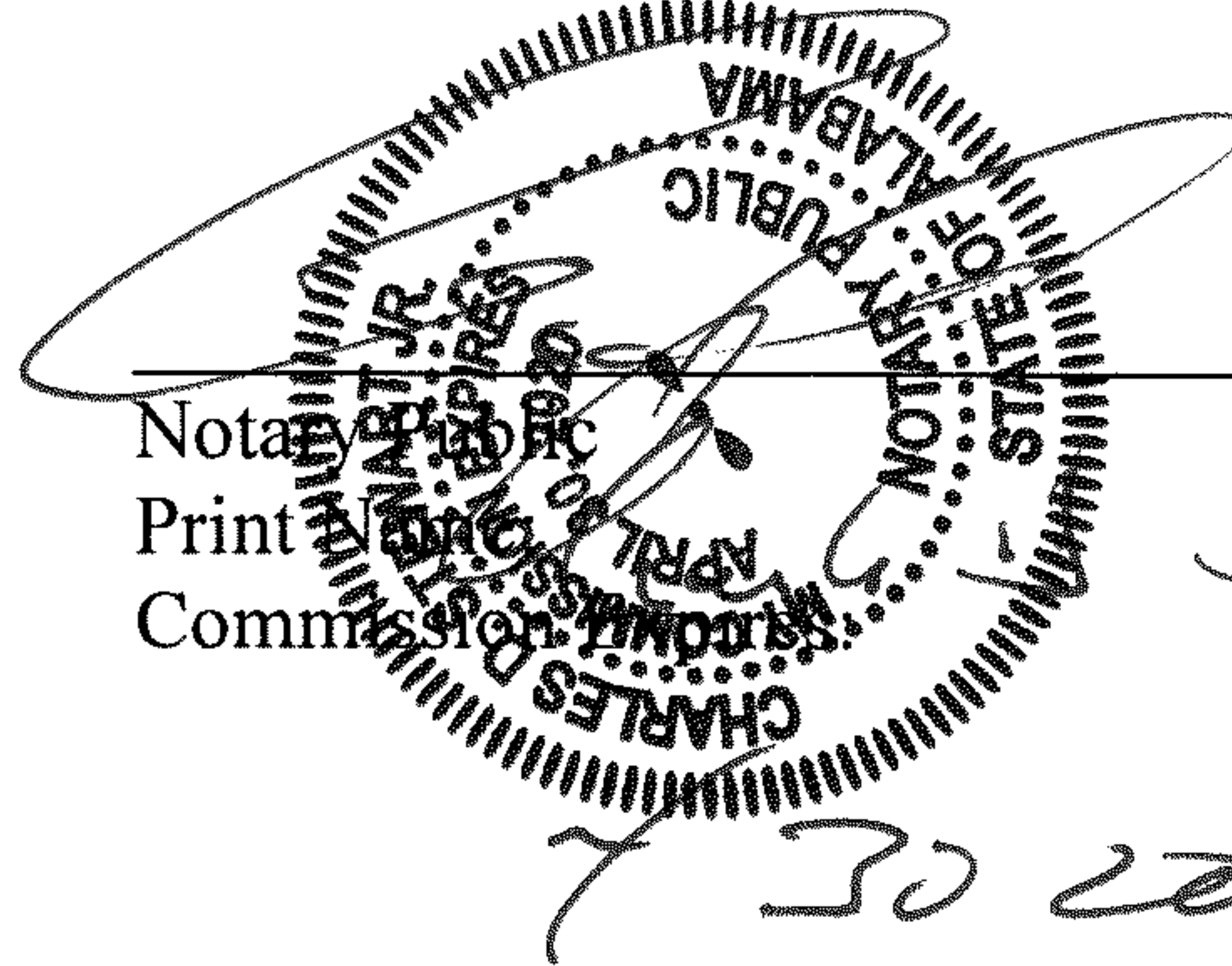
  
DONALD J MATHIS

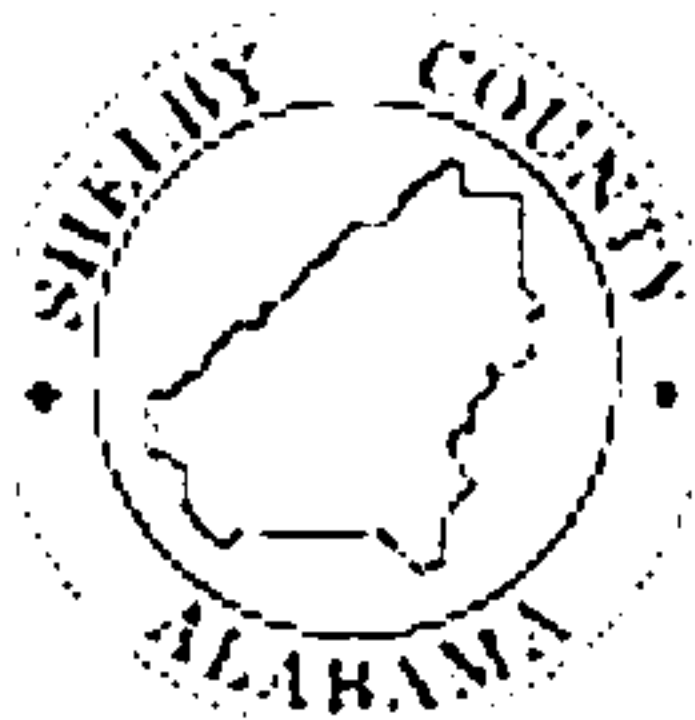
  
MARY MEG MATHIS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD J MATHIS and MARY MEG MATHIS 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 22nd day of May, 2019.

  
Notary Public  
Print Name: CHARLES D. MATHIS, JR.  
Comm. Expires: APRIL 30, 2020  
*Spent J*  
7 30 20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/24/2019 01:13:29 PM  
\$23.00 CHERRY  
20190524000179520

*Allie S. Bayl*