

Send tax notice to:
DONALD J MATHIS
1449 BALLANTRAE CLUB DRIVE
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
Shelby COUNTY

2019282

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DONALD ALLEN WELCH and AMANDA WELCH, HUSBAND AND WIFE** whose mailing address is: 10020 Carters Bluff Drive, Arlington TN 38002 (hereinafter referred to as "Grantors") by **DONALD J MATHIS and MARY M MATHIS** whose property address is: **1449 BALLANTRAE CLUB DRIVE, 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 1219, according to the Final Plat Map of Manors of Ballantrae Club Drive, as recorded in Map Book 36, Page 82, 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions and Easement to Alabama Power Company recorded in Instrument 20040910000505550, in the Probate Office of Shelby County, Alabama.
6. Easement for ingress and egress and public utilities recorded in Instrument 1999-47153 in the Probate Office of Shelby County, Alabama.
7. Agreement recorded in Instrument 2001-49511 and Instrument 2001-44895, in the Probate Office of Shelby County, Alabama.
8. Easement recorded in Instrument 1995-6002 in the Probate Office of Shelby County, Alabama.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Instrument 2002-7681, in the Probate Office of Shelby County, Alabama.
10. Covenant for Storm Water Run-Off Control, Conditions, Agreements and Release of Damages, recorded in Instrument 20060702000834670, in the Probate Office of Shelby County, Alabama.
11. Restrictions appearing of recorded in Instrument 20060629000314460 and Instrument 20060629000314520, in the Probate Office of Shelby County, Alabama.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto; release of damages storm water run-off control, conditions and agreements, as recorded in Instrument 20121002000374950 and Instrument 2013030500090650, in the Probate Office of Shelby County, Alabama.
13. Restrictions, covenants for storm water run-off control, conditions, reservations, easements, release of damages and mineral and mining rights and rights incident thereto, recorded in Instrument 20121002000374950 and Instrument 2013030500090650, in the Probate Office of Shelby County, Alabama.

\$360,000.00 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 Allen Welch
By and through Amanda Welch
His attorney in fact
DONALD ALLEN WELCH
By and through Amanda Welch
His attorney in fact
Amanda Welch
AMANDA WELCH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AMANDA WELCH 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 content 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.

[Signature]
Notary Public
Print Name: *Harriet Jr.*
Commission Expires: *4-30-20*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Welch, whose name as Agent and Attorney in Fact for Donald Allen Welch, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Donald Allen Welch on the day the same bears date.

Given under my hand and official seal this the 22nd day of May 2019.

[Signature]
Notary Public
Print Name: *Harriet Jr.*
Commission Expires: *30 20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2019 01:20:52 PM
\$58.00 CHERRY
20190524000179570

Allen S. Bayl