

Send tax notice to:
DEIDRA R MATHIS
380 LAKE KATHRYN DRIVE
STERRETT, AL, 35147

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

2019479T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$565,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **GREGORY S PAGE and KELLY R PAGE, husband and wife,** whose mailing address is: 291 Belmont Way Chelsea AL 35043 (hereinafter referred to as "Grantors") by **DEIDRA R MATHIS and EDWARD M MATHIS** whose property address is: **380 LAKE KATHRYN DRIVE, STERRETT, AL, 35147** 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 9AA, according to a Resurvey of Lot 9A and 10, Survey of Lake Kathryn, a private subdivision, as recorded in Map Book 43, Page 128, in the Probate Office of Shelby County, Alabama.

Also, an undivided interest in and to a non-exclusive easement described as follows: A non-exclusive 50-foot easement for ingress and egress, lying 25 feet on either side of the centerline, being more particularly described as follows: A part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 1 East, more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence turn 94 degrees 23 minutes 55 seconds left and run Northwesterly for a distance of 140.18 feet; thence turn 3 degrees 32 minutes 44 seconds right and run Northerly for a distance of 179.07 feet; thence turn 4 degrees 56 minutes 01 seconds left and run Northwesterly for a distance of 221.19 feet; thence turn 8 degrees 24 minutes 39 seconds right and run Northerly for a distance of 60.00 feet; thence turn 0 degrees 01 minutes 04 seconds right and run Northerly for a distance of 212.45 feet; thence turn 90 degrees, left and run Westerly for a distance of 50.00 feet; thence turn 36 degrees 30 minutes 13 seconds left and run Southwesterly for a distance of 736.90 feet; thence turn 153 degrees 01 minutes 36 seconds right and run Northeasterly for a distance of 743.71 feet to the point of beginning; being a point on the centerline of a 50.00 foot ingress and egress easement, being 25.0 feet on either side of the following described line: thence turn 98 degrees 29 minutes 10 seconds left and run Northwesterly along said centerline for a distance of 341.73 feet to a point of curve to the left, said curve having a radius of 508.33 feet, an intersection angle of 33 degrees 00 minutes 13 seconds; thence continue along said centerline and arc of said curve for a distance of 291.66 feet to a point of tangent; thence continue along said centerline for a distance of 202.00 feet to a point of curve to the right, said curve having a radius of 242.28 feet; thence run along arc of said curve and centerline of said easement for a distance of 55.0 feet, more or less, to the Southeasterly right of way of Shelby County Road Number 55, and the end of said easement.

SUBJECT TO:

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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 Lake Kathryn, a private subdivision, as recorded in Map Book 43, 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.
4. Riparian Rights to Lake Kathryn.
5. Articles of Incorporation of Lake Kathryn Homeowners' Association, Inc. recorded in Instrument #1992-26474.
6. Easement recorded in Instrument #1994-34834.
7. Covenants, Conditions and Restrictions as recorded in Instrument #1992-26473.

\$452,000.00 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 29th day of July, 2019.


GREGORY S PAGE

KELLY R PAGE

STATE OF ALABAMA
COUNTY OF SHELBY

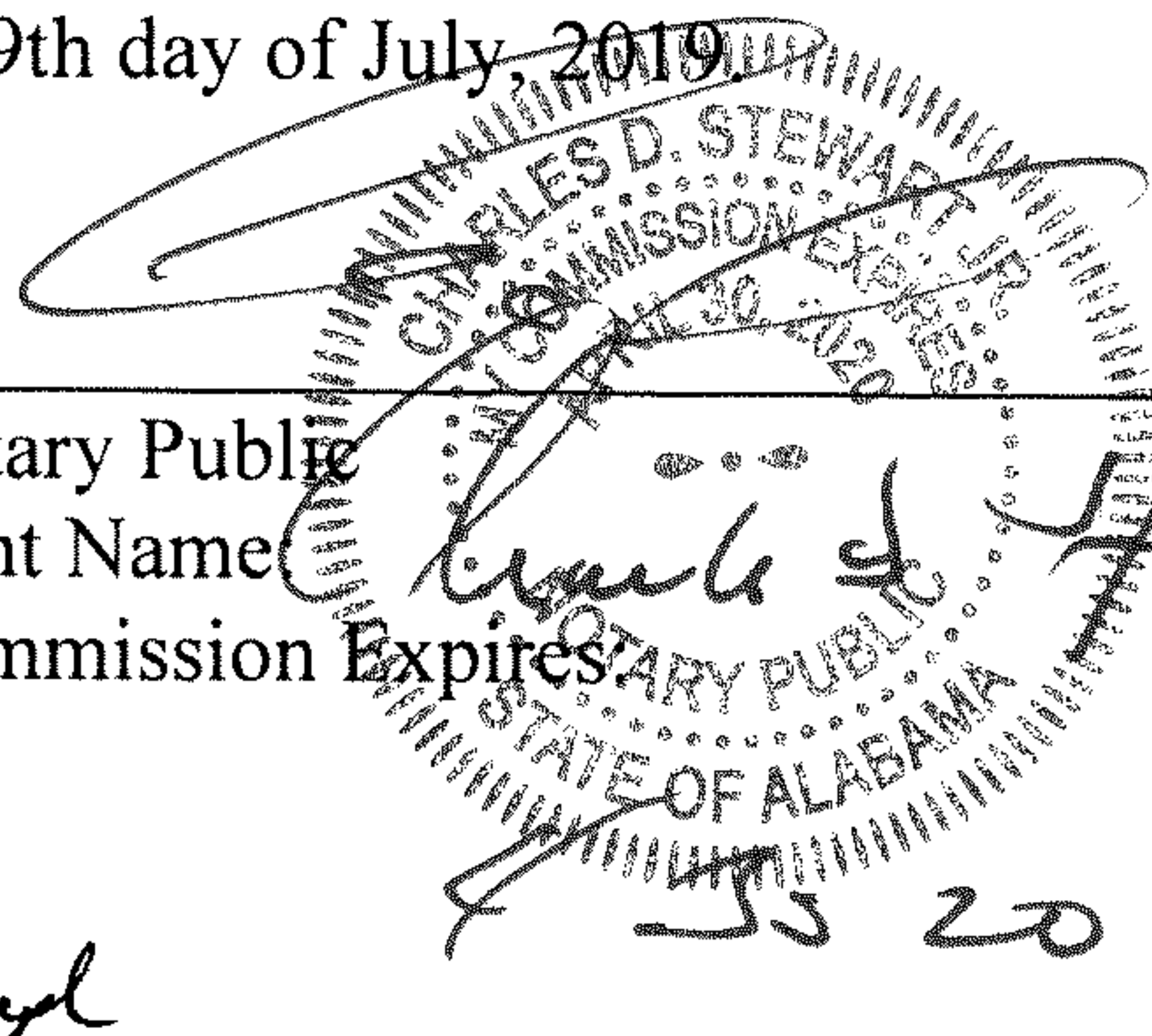
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGORY S PAGE and KELLY R PAGE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2019 01:43:27 PM
\$131.00 CHARITY
20190801000277060

Notary Public
Print Name
Commission Expires


Charles D. Stewart
Notary Public
State of Alabama
Commission Expires 12/31/2020
55 20

Allen S. Bayl