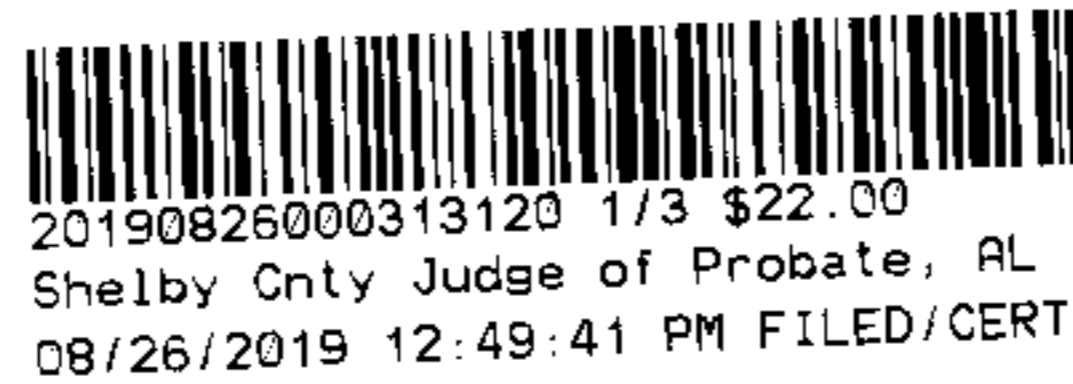


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JERRY PRICE
416 BALLANTRAE ROAD
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$244,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, JASON M. BROWN and wife, DANA L. GOODWIN, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JERRY PRICE, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1409, according to the Final Plat of Braemar at Ballantrae, Phase 1, as recorded in Map Book 37 page 70 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20060831000430770 and Map Book 37 page 70 in the Probate Office.
2. A 15 foot building setback line from front of lot, a 25 foot setback line from the rear of lot and a 3 foot setback line from the sides of lot as recorded in Map Book 37 page 70 in the Probate Office.
3. A 5 foot easement along the front of lot as shown on recorded Map Book 37 page 70 in the Probate Office.
4. Grant of Land Easement(s) and Restrictive Covenants to Alabama Power Company as shown and recorded in Instrument No. 20060829000425040 in Probate Office.
5. Release of damages as recorded in Instrument No. 20061003000488120 in the Probate Office.
6. Covenant for storm water run-off as set out in Instrument No. 20061003000488120 in the Probate Office.

The full consideration of \$244,900.00 was paid from a purchase money mortgage of even date and filed simultaneously herewith.

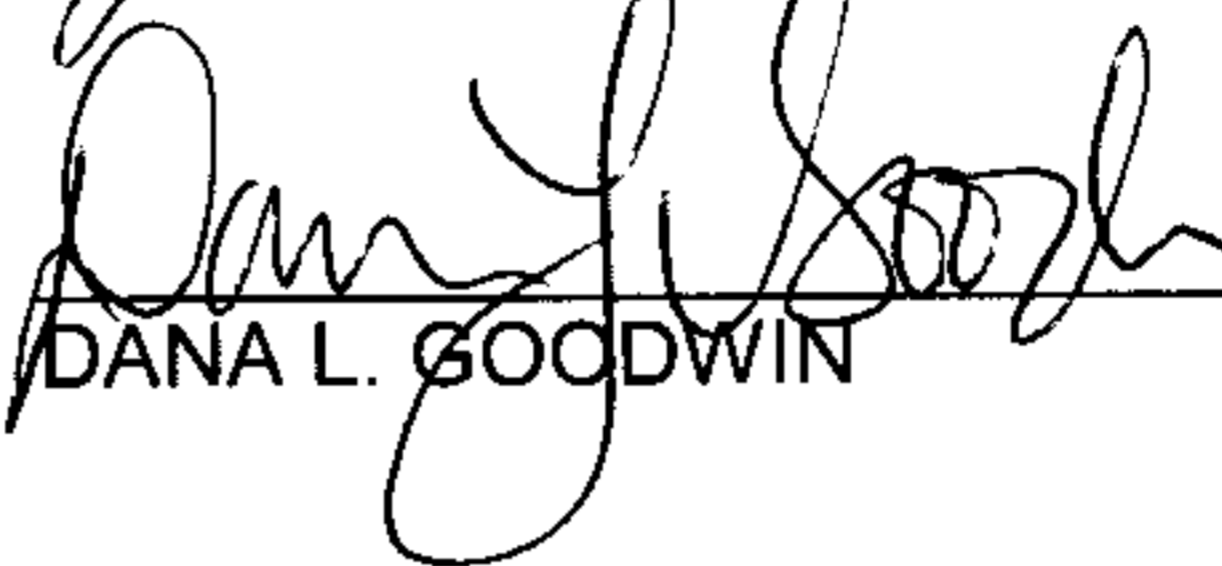
TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above;

that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19TH day of AUGUST, 2019.

 (L.S.)
JASON M. BROWN

 (L.S.)
DANA L. GOODWIN

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON M. BROWN and wife, DANA L. GOODWIN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of AUGUST, 2019.



Notary Public

My Commission Expires: 10/31/2019



20190826000313120 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/26/2019 12:49:41 PM FILED/CERT

Grantor's Name:

JASON M. BROWN and wife, DANA L. GOODWIN

Mailing Address:

416 BALLANTRAE ROAD
PELHAM, ALABAMA 35124

Property Address:

416 Ballantrae Road
Pelham, AL 35124

Grantee's name:

JERRY PRICE

Mailing Address:

416 BALLANTRAE ROAD
PELHAM, ALABAMA 35124

Date of Sale: AUGUST 19TH, 2019

Total Purchase Price: \$244,900.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



20190826000313120 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/26/2019 12:49:41 PM FILED/CERT