

Send tax notice to:
Santino Francis Calderone
471 Ballantrae Rd
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

2020832

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **James Mitchell and Kristi Mitchell**, husband and wife, whose mailing address is: 204 Kilkerran Lane Pelham, AL 35124 (hereinafter referred to as "Grantors") by **Santino Francis Calderone and Danielle Calederone** whose property address is: **471 Ballantrae Rd, 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 2180, Kirkwall at Ballantrae Phase 4, a map appears of record in Plat Book 48, Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Subject to all matters as shown on the plat as recorded in Map Book 48, Page 54 in the Probate Records 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. Articles of Incorporation of Kirkwall at Ballantrae Homeowners' Association, Inc. recorded in Official Records Instrument 20031003000667760, of the Probate Records of Shelby County, Alabama.
5. Ground Lease recorded in Official Records Instrument 20091026000400890, of the Probate Records of Shelby County, Alabama.
6. Easement recorded in Official Records Instrument 20180409000117460, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20170915000336400.
8. Covenant For Storm Water Run-Off Control as set forth in Deed, dated September 13, 2017 and filed for record on September 18, 2017 in Instrument 20170918000339050 in the Office of the Judge of Probate of Shelby County, Alabama

\$418,000.00 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 October, 2020.



James Mitchell


Kristi Mitchell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Mitchell and Kristi Mitchell 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 October, 2020.


Notary Public
Print Name:
Commission Expires: 4/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2020 07:57:46 AM
\$47.00 CHERRY
20201104000498900

