

Send tax notice to:
LARRY MARTIN
208 MACALLAN DR
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

2021361

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Eight Thousand and 00/100 Dollars (\$338,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RICHARD INGRAM and LAURA INGRAM, HUSBAND AND WIFE** whose mailing address is: **7044 HWY 495, UNIT #208, DADEVILLE, AL 36853** (hereinafter referred to as "Grantors") by **LARRY MARTIN and ELIZABETH MARTIN** whose property address is: **208 MACALLAN DR, 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 1303, according to the Survey of McCallan at Ballantrae Phase 1, as recorded in Map Book 37, Page 14, 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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Grant of Land Easement with Restrictions regarding Alabama Power Company recorded in Instrument 20070517000229660 in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants for Macallan at Ballantrae Phase I as recorded in Instrument 20060531000256310, in the Probate Office of Shelby County, Alabama.
7. Powers and provisions as set out in the Articles of Incorporation of Ballantrae Residential Association Inc as recorded in Instrument 20031003000667760, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
8. Mineral and mining rights and rights incident thereto recorded in Instrument 20020711000321840; in the Probate Office of Shelby County, Alabama.
9. Condition, Restrictions, Reservation, Limitation, Mineral and Mining rights and release of damages related thereto and Covenant for Storm Water Run-Off as recorded in Instrument 20060616000288750 in the Probate Office of Shelby County, Alabama.

\$287,300.00 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 April, 2021.

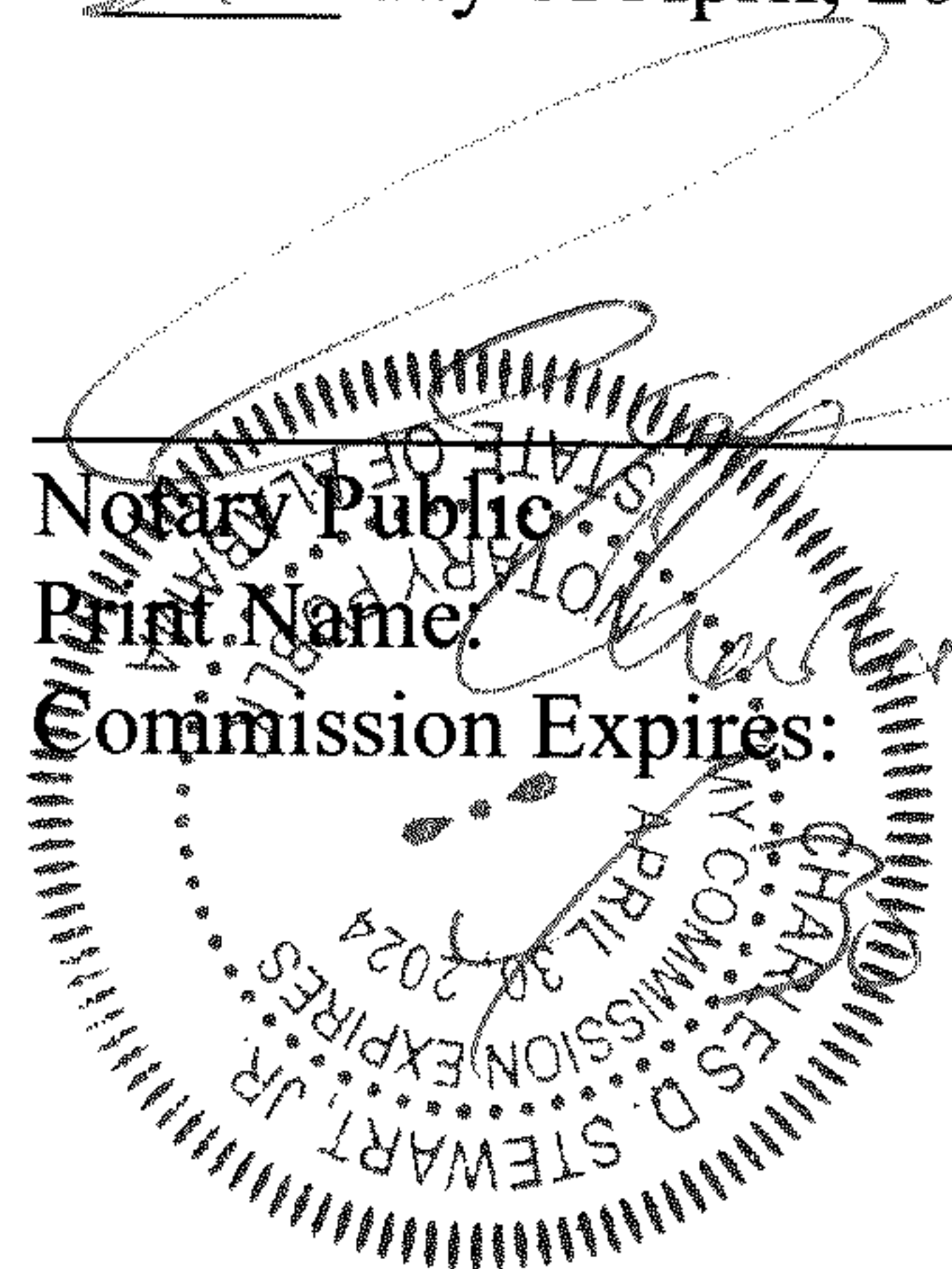

RICHARD INGRAM


LAURA INGRAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD INGRAM and LAURA INGRAM 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 April, 2021.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2021 10:37:46 AM
\$76.00 CHERRY
20210503000218040

