

Send tax notice to:  
WAYNE WELCH  
814 TARA DRIVE  
COLUMBIANA, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2021562T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Six Thousand and 00/100 Dollars (\$676,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHRISTOPHER ROBIN STRICKLIN and TERRI D STRICKLIN, husband and wife**, whose mailing address is 6017 Highway 39, Chelsea, Alabama, (hereinafter referred to as "Grantors") by **WAYNE WELCH and SUSAN WELCH** whose property address is: **814 TARA DRIVE, COLUMBIANA, AL, 35043** 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 3, according to the Survey of Rhett Butler Ridge, as recorded in Map Book 28, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

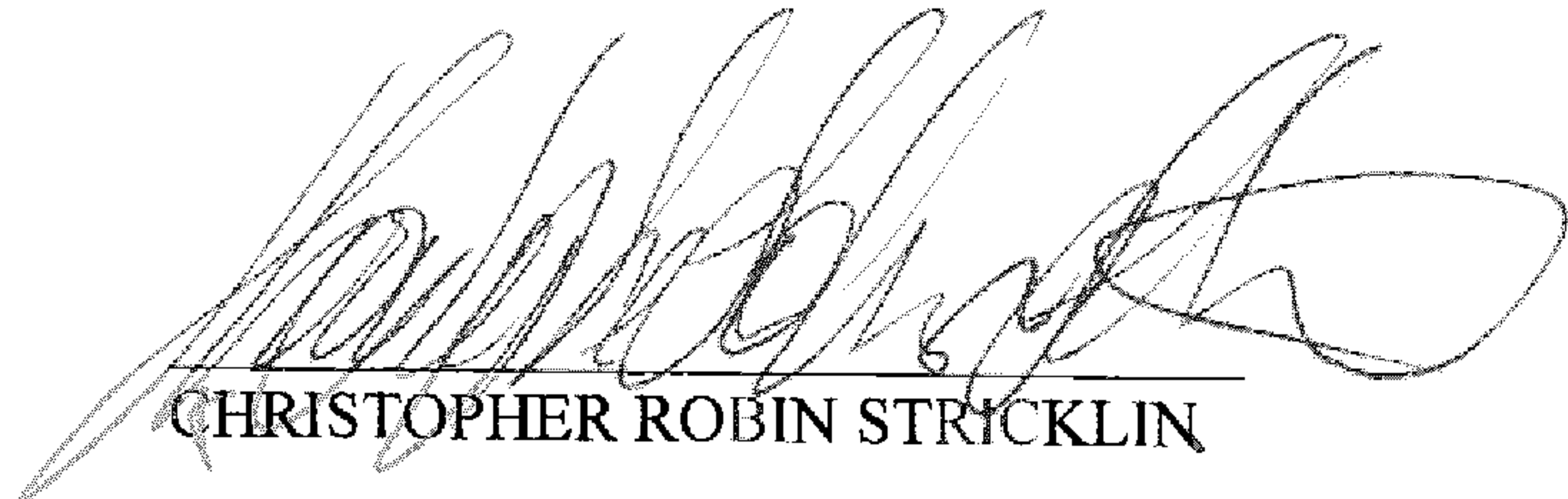

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Rhett Butler Ridge, as recorded in Map Book 28, Page 73, in the Office 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. Easement in favor of Alabama Power Company recorded in Instrument #20021119000677700, in the Probate Office of Shelby County, Alabama.

Christopher Robin Stricklin and Christopher Stricklin are one and the same person.

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.

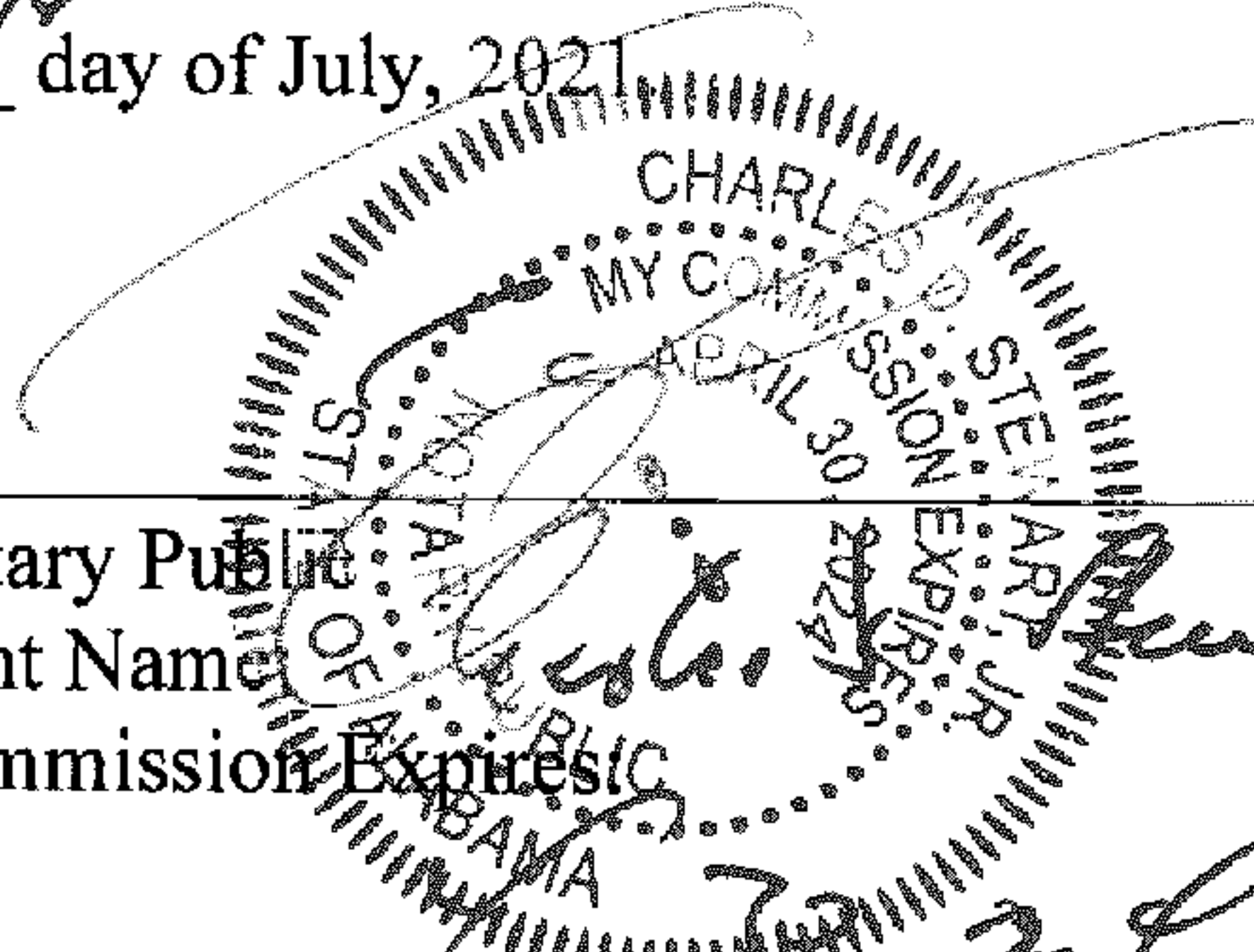
7<sup>th</sup> IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7<sup>th</sup> day of July, 2021.

  
CHRISTOPHER ROBIN STRICKLIN  
  
TERRI D STRICKLIN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER ROBIN STRICKLIN and TERRI D STRICKLIN 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 7<sup>th</sup> day of July, 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  
07/07/2021 03:42:20 PM  
\$701.00 CHERRY  
20210707000329790

Alicia S. Bayl