

20220502000178250

05/02/2022 01:27:23 PM

DEEDS 1/2

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

SEND TAX NOTICE TO:

Andrew P. Walsh and Tracey Walsh

285 Kinross Cir.

Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SEVENTY ONE THOUSAND THREE HUNDRED AND 00/100 (\$471,300.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **DAL Properties, LLC, an Alabama Limited Liability Company**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Andrew P. Walsh and Tracey Walsh**, whose address is 2720 Wellington Drive, Pelham, AL 35124, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **285 Kinross Cir., Pelham, AL 35124**, to-wit:

Lot 2453, according to the survey of Kinross Highlands at Ballantrae, Phase II, as recorded in Map Book 54, Page 79, in the Probate Office of Shelby County, Alabama.

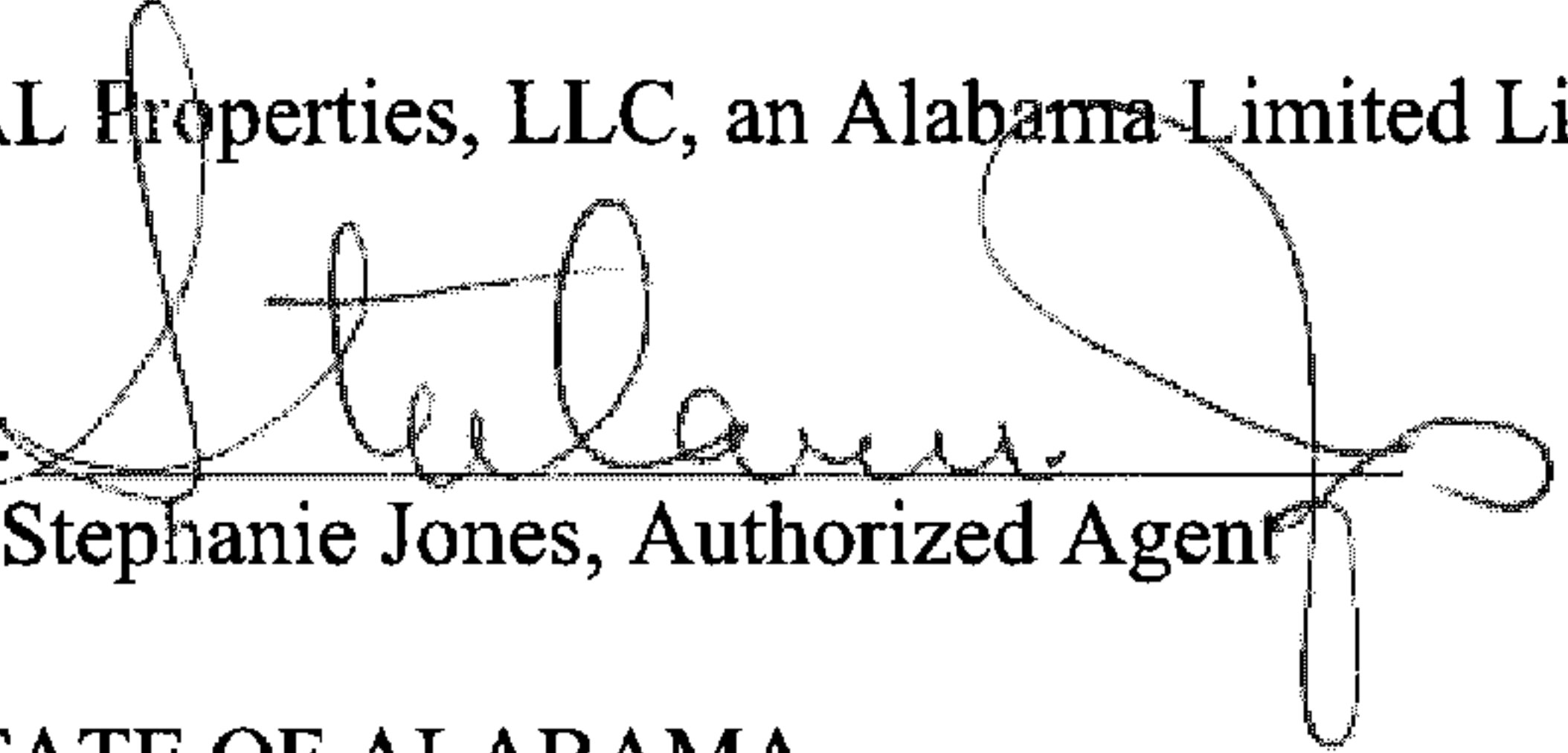
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$447,735.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC, an Alabama Limited Liability Company, by Stephanie Jones, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 29th day of April, 2022.

DAL Properties, LLC, an Alabama Limited Liability Company

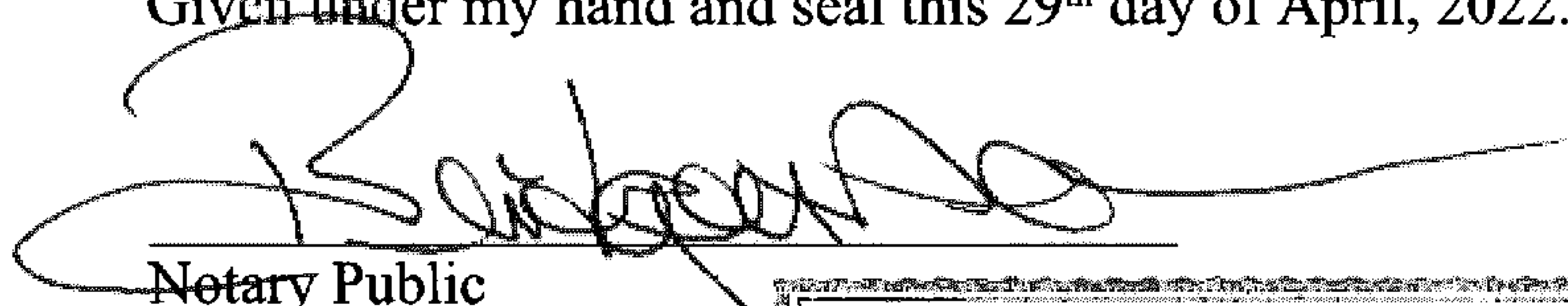
By: 

Stephanie Jones, Authorized Agent

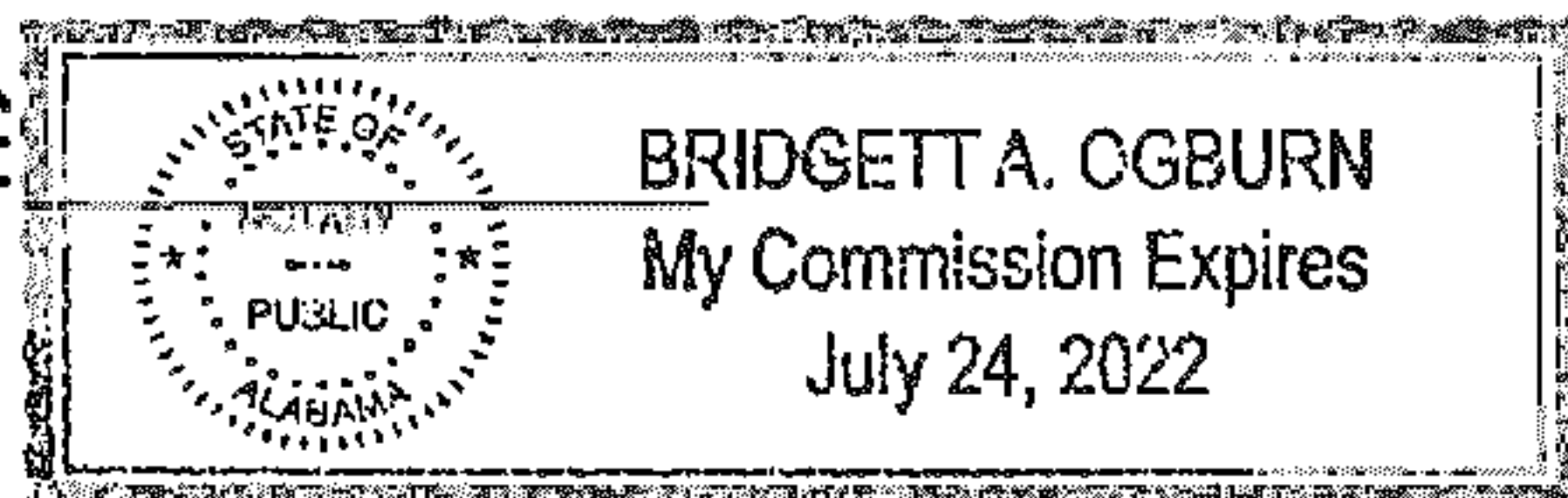
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 29th day of April, 2022.


Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 01:27:23 PM
\$49.00 JOANN
20220502000178250

