

Send Tax Notice to:  
John R. Wood and Julie B. Wood  
472 Ballantrae Rd  
Pelham AL 35124

This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: **BHM-22-4424**

STATE OF **ALABAMA**  
COUNTY OF **SHELBY**

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 (\$412,500.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John Scott Matheney and Kelly Joanne Matheney, a married couple (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

13858 Hemlock Drive Northport, AL 35475

by **John R. Wood and Julie B. Wood (herein referred to as “Grantee,” whether one or more)**, whose mailing address is

472 Ballantrae Rd Pelham AL 35124

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 property, which has a mailing address of **472 Ballantrae Road, Pelham, AL 35124**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, **2022** AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$330,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 18<sup>th</sup> day of October, 2022

John Scott Matheney  
John Scott Matheney

Kelly Joanne Matheney  
Kelly Joanne Matheney

State of Alabama  
County of Jefferson

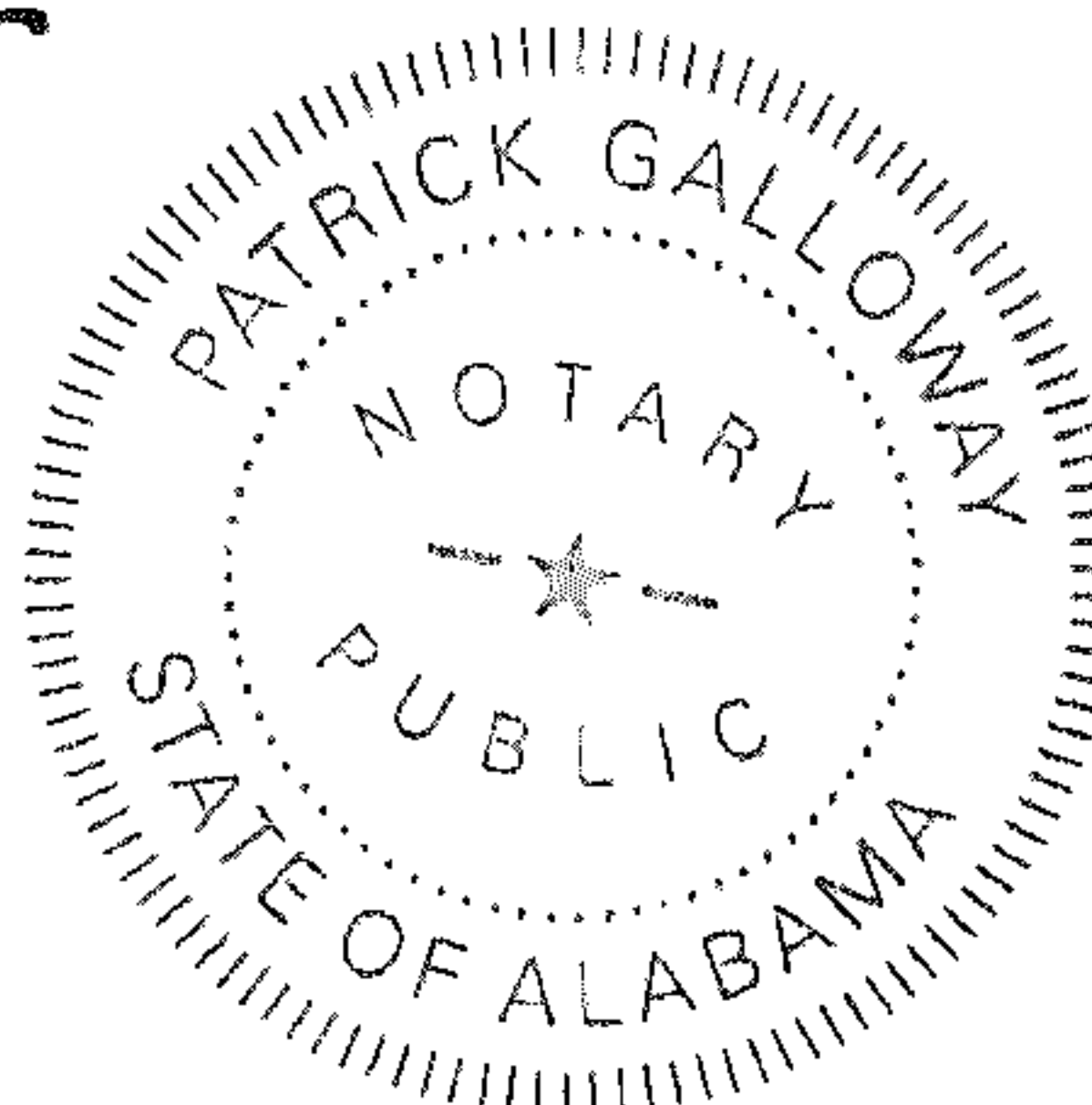
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Scott Matheney and Kelly Joanne Matheney**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of October, 2022.

Patrick Galloway  
Notary Public

Printed Name

My Commission Expires: 10-4-25



**EXHIBIT A**

Property 1:  
Lot 2155, Kirkwall, Phase IV, in Ballantrae, as recorded in Map Book 48, Page 54, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/20/2022 03:22:44 PM**  
**\$110.50 JOANN**  
**20221020000396720**

*Allen S. Bayl*