

Send tax notice to:  
BARBARA N WELDON  
702 TREYMOOR LAKE CIRCLE  
ALABASTER, AL, 35007

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

STATE OF ALABAMA

2024009

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEPHAN R MCCLUSKEY, AND SPOUSE, and ARMANDO ENRIQUEZ** whose mailing address is: 116 Crisfield Cir. Alabaster, AL 35007 (hereinafter referred to as "Grantors") by **BARBARA N WELDON** whose property address is: **702 TREYMOOR LAKE CIRCLE, ALABASTER, AL, 35007** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 548, according to the Survey of Weatherly, Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions, covenants and conditions as set out in Inst. No.1996-38572 and Inst. No. 1996-39753.
5. Non-exclusive easement for ingress, egress and utilities as set out in Inst. No. 1995-6002.
6. Covenants and agreements for water service and tap fees as set out in Inst. No. 1995-6003.
7. Non-exclusive perpetual easement for ingress and egress and utilities as set out in Inst. No. 1993-37547, as assigned by Inst. No. 1993-40410.
8. Lake Covenants as set out in Inst. No. 1996-38574.

**\$218,508.00 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 22 day of January, 2024.

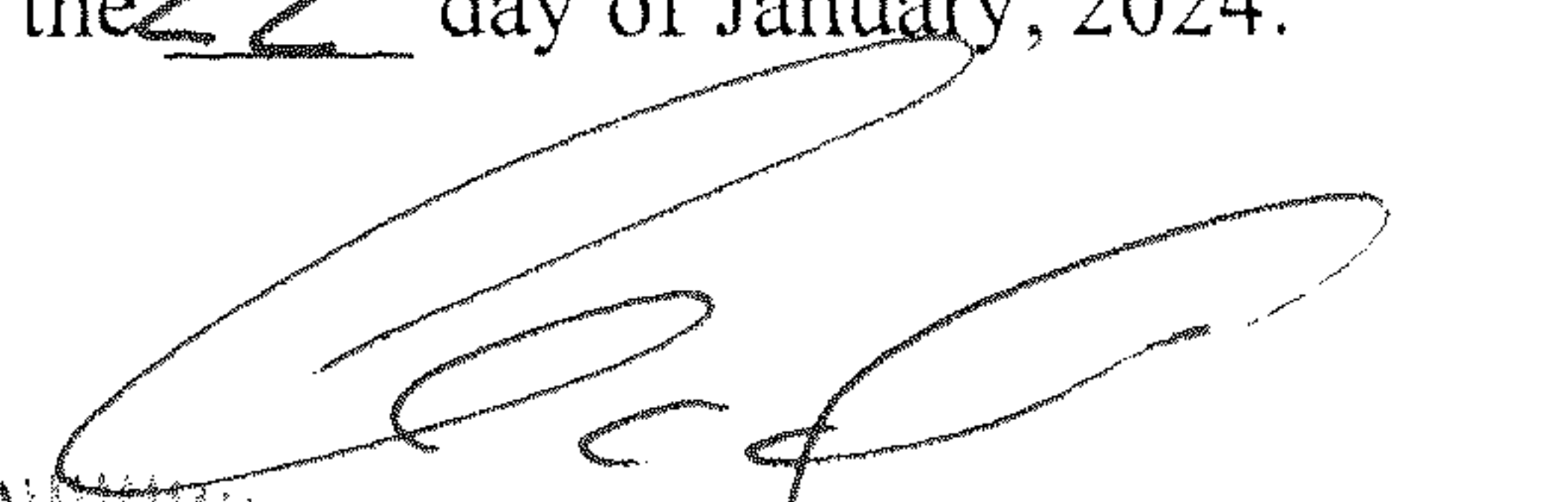
  
STEPHAN R MCCLUSKEY

  
ARMANDO ENRIQUEZ

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHAN R MCCLUSKEY and ARMANDO ENRIQUEZ 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 22 day of January, 2024.

  
Notary Public  
Print Name: Charles Stewart Jr.  
Commission Expires: 1-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/24/2024 10:37:15 AM  
\$31.50 JOANN  
20240124000018390

