

Send tax notice to:
LINH LUU DOAN
262 CHESSER PARK DR
CHELSEA, 35043

20170725000265890
07/25/2017 10:15:43 AM
DEEDS 1/2

STATE OF ALABAMA
SHELBY COUNTY

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

2017380T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MATTHEW E. GARMON and MARIA A. GARMON, husband and wife, **whose mailing address** is 1017 Highland Park Place, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by LINH LUU DOAN and JEREMIAH CONG DOAN **whose property address** is: 262 CHESSER PARK DR, CHELSEA, 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 82, according to the map and survey of Cottages at Chesser, Phase 1, as recorded in Map Book 33, page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument #20040511000248910, First Amendment to Declaration as recorded in Instrument #20091008000381600, recorded in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

SUBJECT TO:

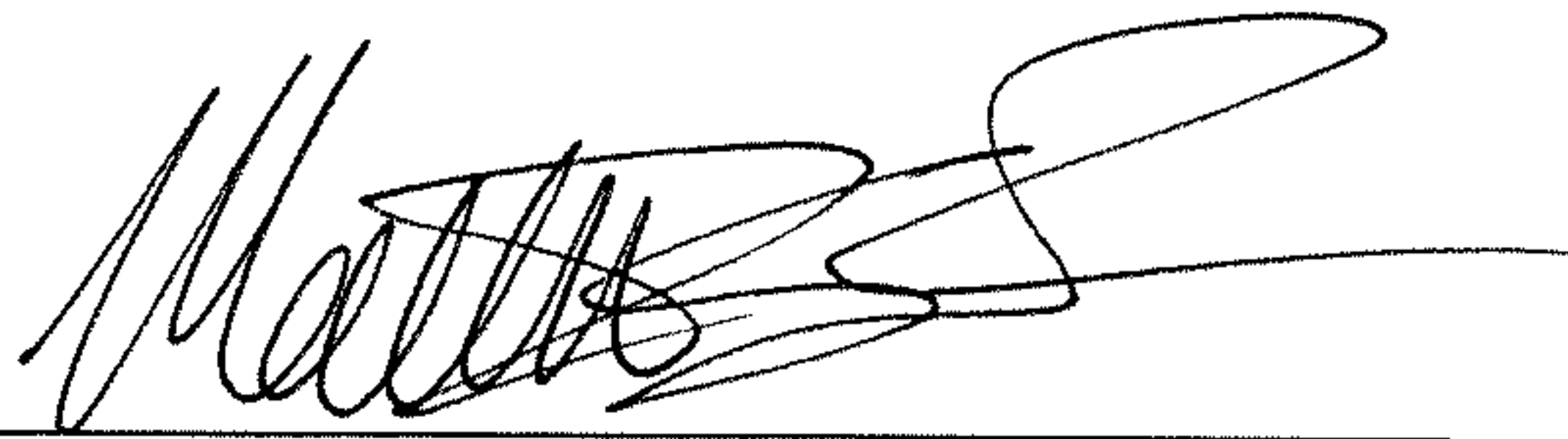
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Cottages at Chesser, Phase 1, as recorded in Map Book 33, page 45, in the Probate Office 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 or listed in Schedule B, including those recorded in Book 69, Page 177 and Instrument #20111212000374670.

4. Easements granted to Alabama Power Company recorded in Book 127, Page 317; Instrument #20040910000504210; Instrument #20040629000355500; and Instrument #20060828000422450. 0 Conditions, covenants and restrictions appearing of record in instruments recorded in Instrument #20040511000248910; Instrument #20091008000381600; Instrument #20120124000028010.
5. Articles of Incorporation of Cottages of Chesser Owners Association, Inc. as recorded in Instrument #200406/9975 and Instrument #20130325000122540.
6. Reciprocal Easement Agreement recorded in Instrument #20030429000262650.

TO HAVE AND TO HOLD unto the Grantee, her successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, her successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 21st day of July, 2017.


MATTHEW E. GARMON



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/25/2017 10:15:43 AM
\$208.00 DEBBIE
20170725000265890


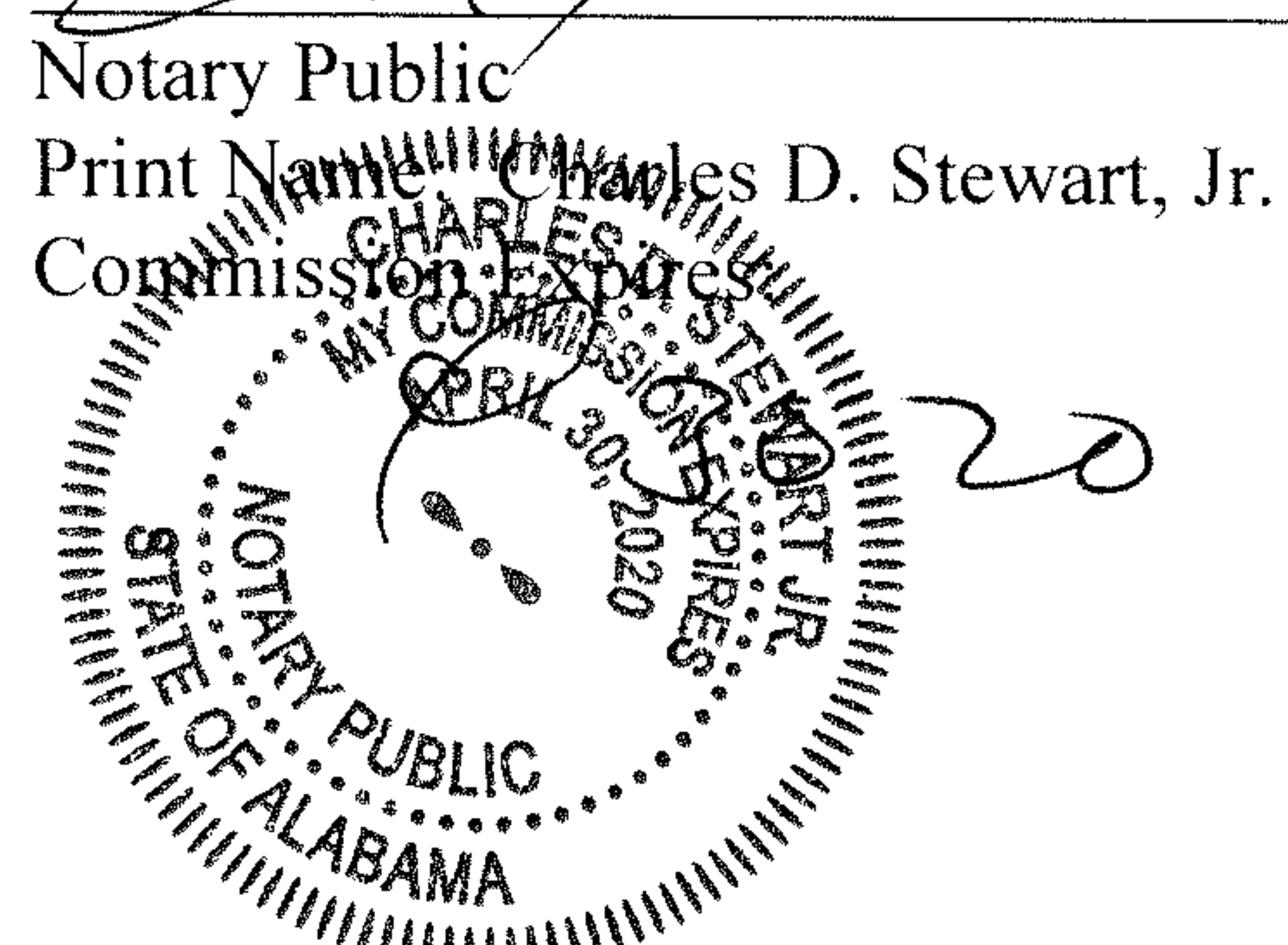

MARIA A. GARMON



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW E. GARMON and MARIA A. GARMON whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of July, 2017.


Notary Public
Print Name Charles D. Stewart, Jr.
Commission Expires
The notary seal is a circular stamp. It contains the text "NOTARY PUBLIC" and "STATE OF ALABAMA" around the perimeter. In the center, it says "CHARLES D. STEWART, JR." and "COMMISSION EXPIRES 03/30/2020". There is a handwritten "20" next to the seal.