

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Laura Lipsey Brzezinski
2031 Chelsea Park Bend
Chelsea, AL 35043

20181022000374070
10/22/2018 03:02:08 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$190,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Eric Bradley Dunn and Lindsay G. Dunn by Eric Bradley Dunn as Attorney-in-Fact, a married couple (the "Grantor", whether one or more), whose mailing address is 555 Braun Street, Cullman, AL 35055, do hereby grant, bargain, sell, and convey unto Laura Lipsey Brzezinski (the "Grantee", whether one or more), whose mailing address is 2031 Chelsea Park Bend, Chelsea, AL 35043, the following-described real estate situated in Shelby County, Alabama, the address of which is 2031 Chelsea Park Bend, Chelsea, AL 35043; to-wit:

Lot 2-64, according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument #20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$152,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Eric Bradley Dunn and Lindsay G. Dunn by Eric Bradley Dunn as Attorney-in-Fact, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 19th day of October, 2018.

Eric Bradley Dunn

Eric Bradley Dunn

Lindsay G. Dunn by Eric Bradley Dunn as attorney in fact

Lindsay G. Dunn by Eric Bradley Dunn as Attorney-in-Fact

State of Alabama

County of Jefferson

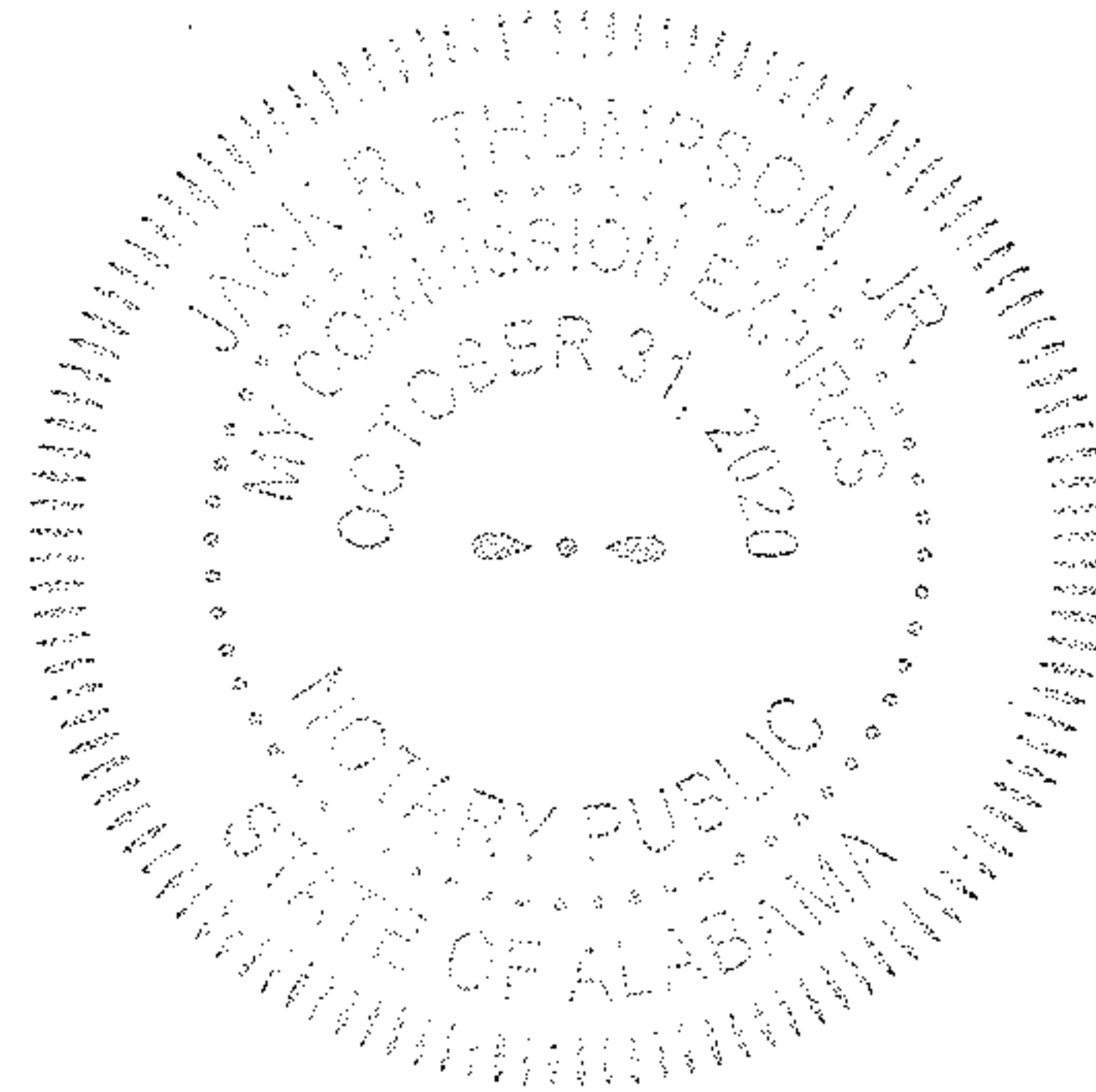
I, the Undersigned, a notary for said County and in said State, hereby certify that Eric Bradley Dunn whose name Individually and as Attorney in Fact for Lindsay G. Dunn is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 19th of October, 2018.

[Handwritten Signature]

Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2018 03:02:08 PM
\$56.00 CHERRY
20181022000374070

Allie S. Bayl