

Send tax notice to:
EMILY A SULLIVAN
1049 FAIRBANK LANE
CHELSEA, AL, 35043

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

STATE OF ALABAMA

2020227T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand Nine Hundred and 00/100 Dollars (\$182,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN RAY PENNEY, III, a single man**, whose mailing address is: 6019 Colonial Ave Albertville AL 35952 (hereinafter referred to as "Grantor") by **EMILY A SULLIVAN and CONNOR L SULLIVAN** whose property address is: **1049 FAIRBANK LANE, CHELSEA, AL, 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 3-15, according to the Plat of Chelsea Park, 3rd Sector, as recorded in Map Book 34, page 23 A & B, 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, filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 3rd Sector and Chelsea Park Residential Association, Inc., as recorded in Instrument #20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Chelsea Park, 3rd Sector, as recorded in Map Book 34, Pages 23 A & B, in the Office of the Judge of Probate 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.
4. Easement Agreement recorded in Instrument #20040816000457750.
5. Easement in favor of Alabama Power Company recorded in Instrument #20050203000056190.

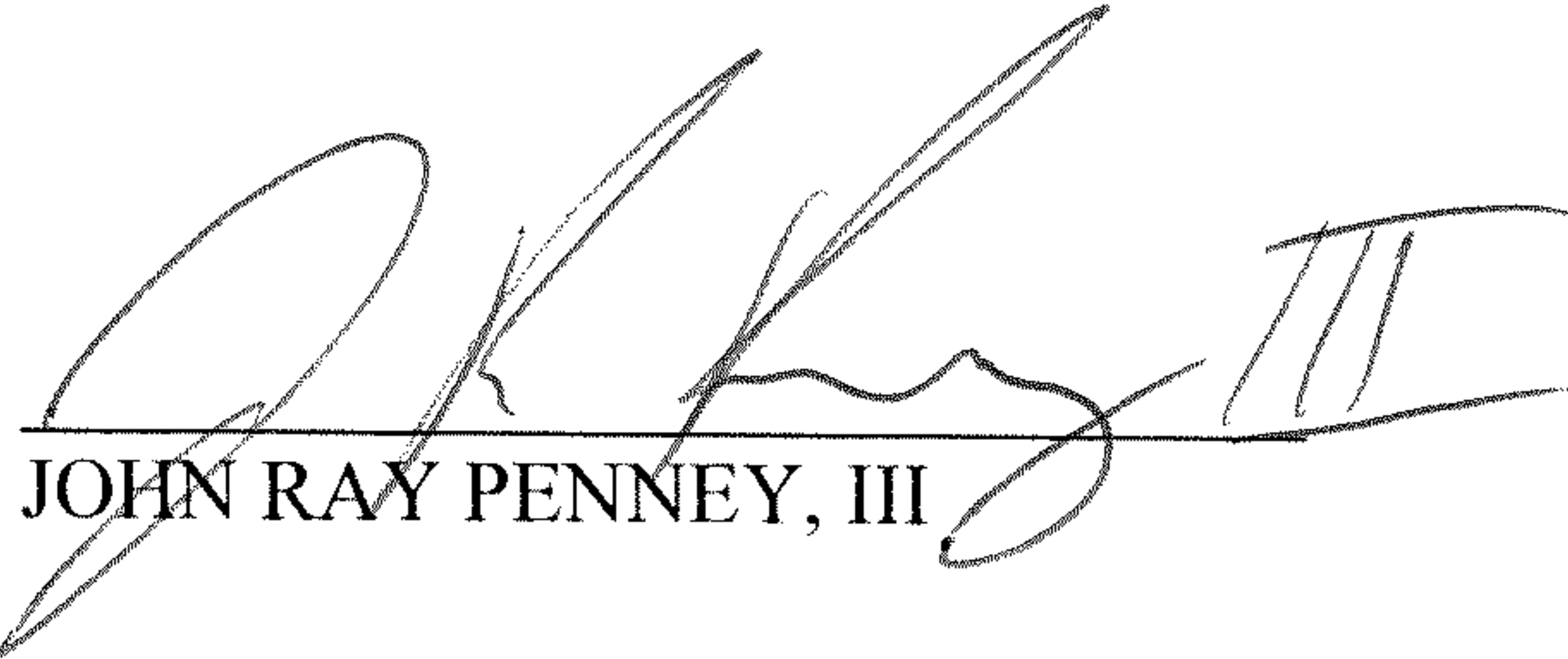
- 6. Articles of Incorporation of Chelsea Park Homeowners Association, Inc., recorded in Instrument #20041014000566970.
- 7. Covenants, Conditions and Restrictions recorded in Instrument #20041014000566950; Instrument #20041014000566970; Instrument #20051222000659740 and Instrument #2006072000351160.

\$184,747.00 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 hand and seal this the 16th day of April, 2020.

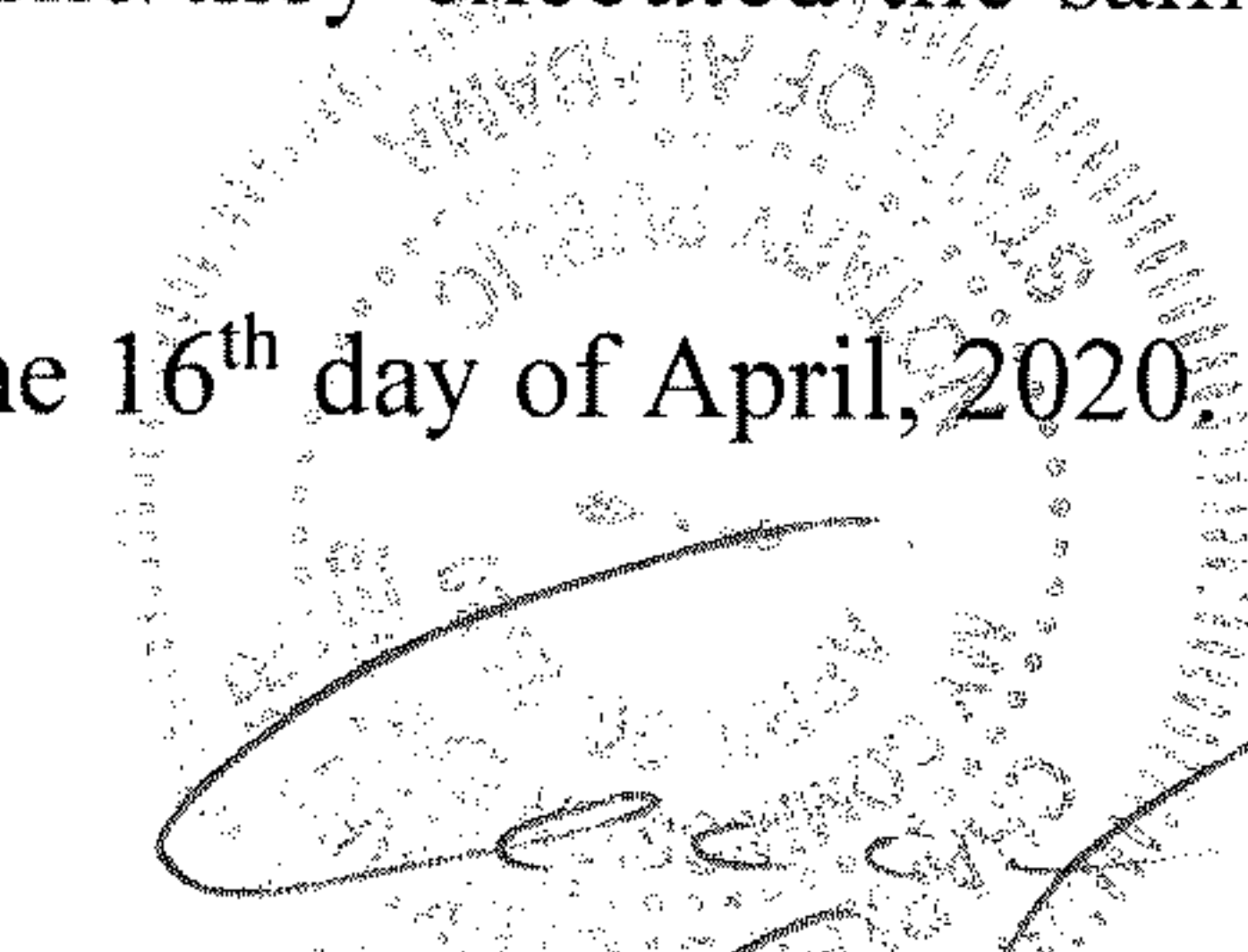
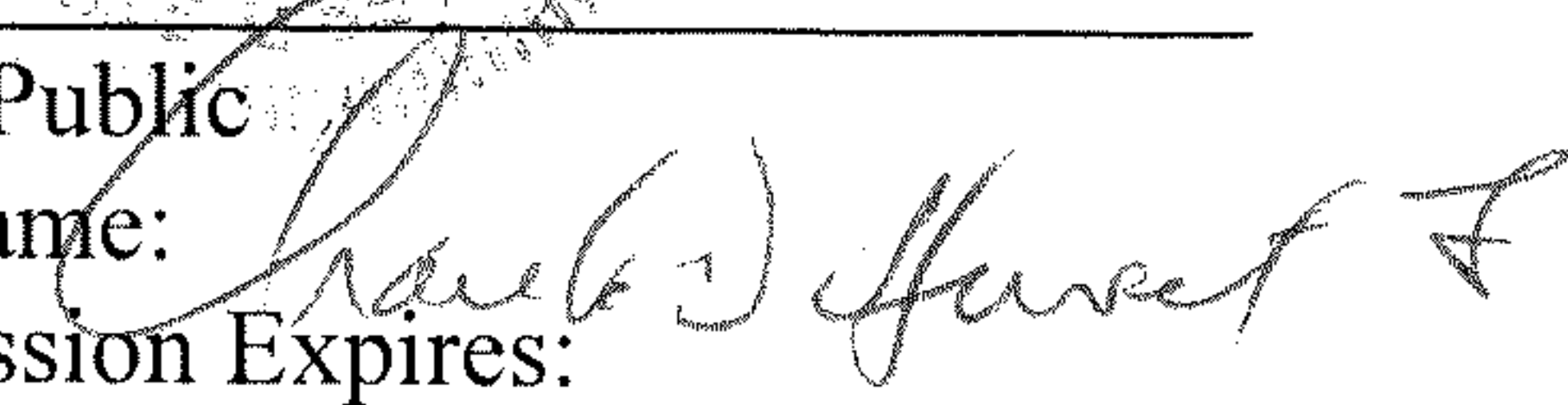

JOHN RAY PENNEY, III

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN RAY PENNEY, III 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 16th day of April, 2020.


Notary Public
Print Name: 
Commission Expires: 4-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2020 10:24:15 AM
\$26.00 CHERRY
20200417000150810

