

20201106000505950  
11/06/2020 08:56:30 AM  
DEEDS 1/2

Send tax notice to:

120 Brynleigh Drive  
Chelsea, AL 35043

CHL2000396

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Sixty Eight Thousand and 00/100 Dollars (\$68,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **W. Development, LLC, an Alabama Limited Liability Company**, whose mailing address is:

398 Chesser Dr ste 1 Chelsea AL 35043 (hereinafter referred to as "Grantors"), by **Rachelle M. Talley and Stephen C. Talley** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 2 OF CHELSEA RESERVE RECORDED IN MAP BOOK 47, PAGE 85 AND RE-RECORDED IN MAP BOOK 47, PAGE 87 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

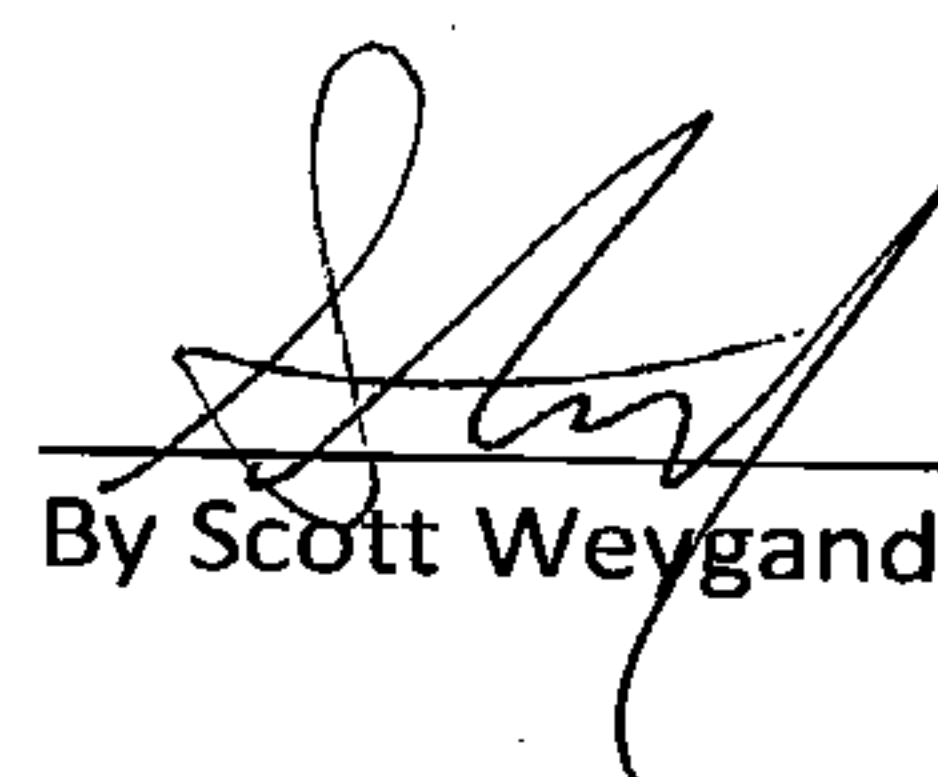
\$47,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantor(s), W. Development, LLC have hereunto set their signature(s) and seal(s) on October 30, 2020.

W. Development, LLC

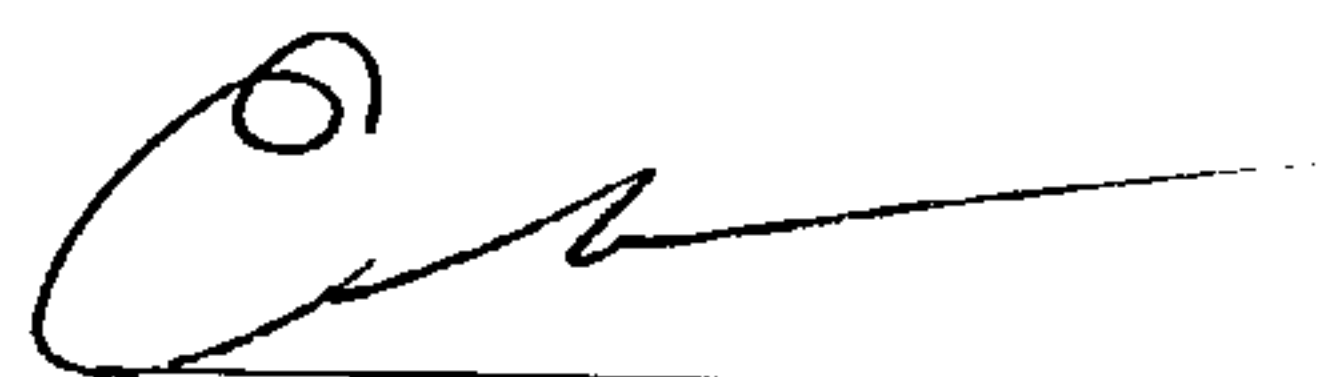
  
By Scott Weygand, Its: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Development, LLC, by Scott Weygand, its member, 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 30<sup>th</sup> day of October, 2020.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: C. Blala Robbins  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2020 08:56:30 AM  
\$93.00 CHARITY  
20201106000505950

*Allen S. Bayl*