

20220516000198650  
05/16/2022 11:31:24 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
McLean SFR Investment, LLC  
6836 Carnegie Boulevard  
Suite 430  
Charlotte, NC 28211

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Timothy S. Gulledge and Kelly M. Gulledge, a married couple**, whose address is 225 15th St, Panama City Beach, FL 32413, (hereinafter "Grantor", whether one or more), by **McLean SFR Investment, LLC**, whose address is 6836 Carnegie Boulevard, Suite 430, Charlotte, NC 28211, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **McLean SFR Investment, LLC, a Delaware Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 152 Lake Chelsea Drive, Chelsea, AL 35043 to-wit:**

**Lot 9-28, according to the Survey of Chelsea Park — 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as instrument No. 20051229000659740 and Instrument No. 20060920000468120, ( which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and successors and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 13th day of May, 2022.



**Timothy S. Gullledge**

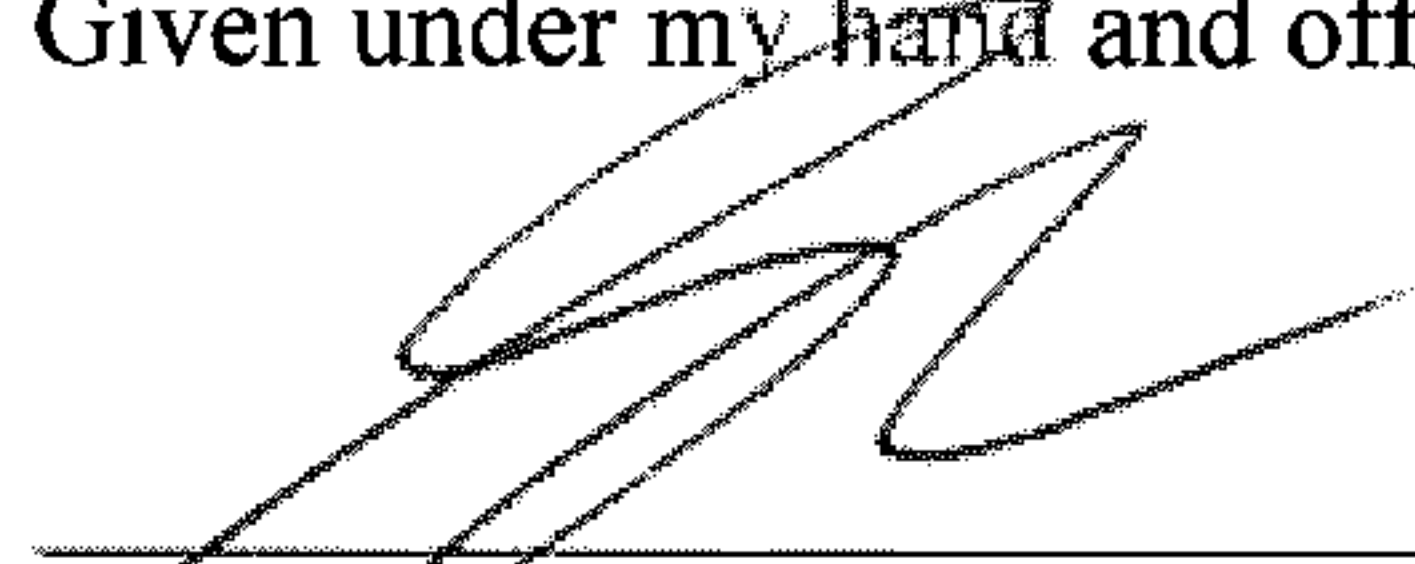


**Kelly M. Gullledge**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

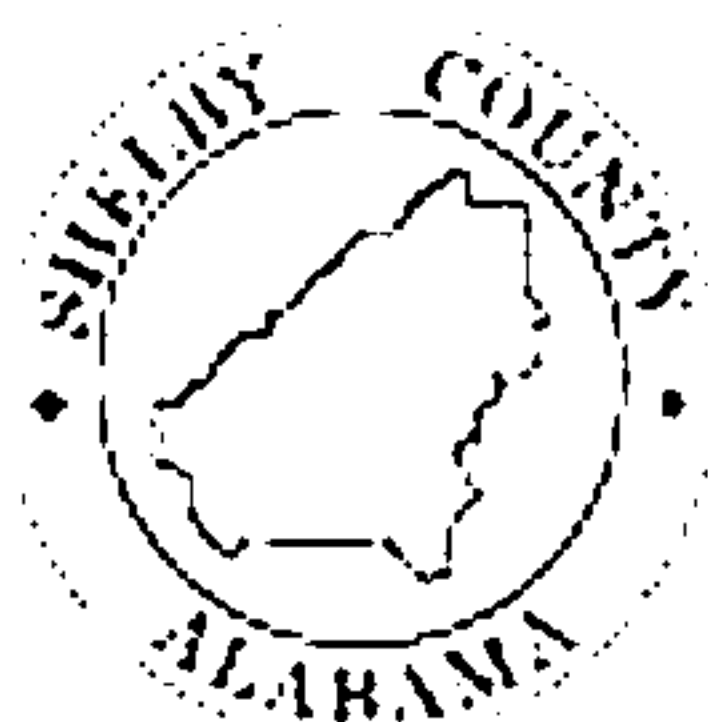
I, the undersigned Notary Public in and for said County and State, hereby certify that Timothy S. Gullledge and Kelly M. Gullledge whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2022.



Notary Public

My Commission Expires:



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/16/2022 11:31:24 AM**  
**\$380.00 CHERRY**  
**20220516000198650**

File No.: BHM-22-3790

