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02/10/2023 02:50:53 PM
DEEDS 1/2

Send Tax Notice:
Marcus Endle Williams II
3155 Chelsea Park Rdg
Chelsea, AL 35043
PEL-22-7429

This Instrument Prepared By:
Stewart & Associates, P. C. / S. Kent Stewart
3595 Grandview Parkway, Ste 280
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **THREE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$367,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shelby Resources, Inc.**, an Alabama Corporation, whose address is P.O. Box 419, Pelham, AL 35124 (**hereinafter "Grantor"**), the receipt and sufficiency of which is acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto **Marcus Endle Williams II**, whose address is 3155 Chelsea Park Rdg, Chelsea, AL 35043 (**hereinafter "Grantee"**), the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 4-55, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, 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 Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Property Address: 3155 Chelsea Park Rdg, Chelsea, AL 35043

Parcel ID: 09-7-36-1-004-055.000

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Subject to that outstanding right of redemption occurring from that certain foreclosure deed dated June 21, 2022, and recorded on June 27, 2022, in Instrument No. 20220627000255790, in the Probate Office of Shelby County, Alabama.

Subject to a third-party mortgage in the amount of \$375,952.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs, executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 10th day of February, 2023.

Shelby Resources, Inc.



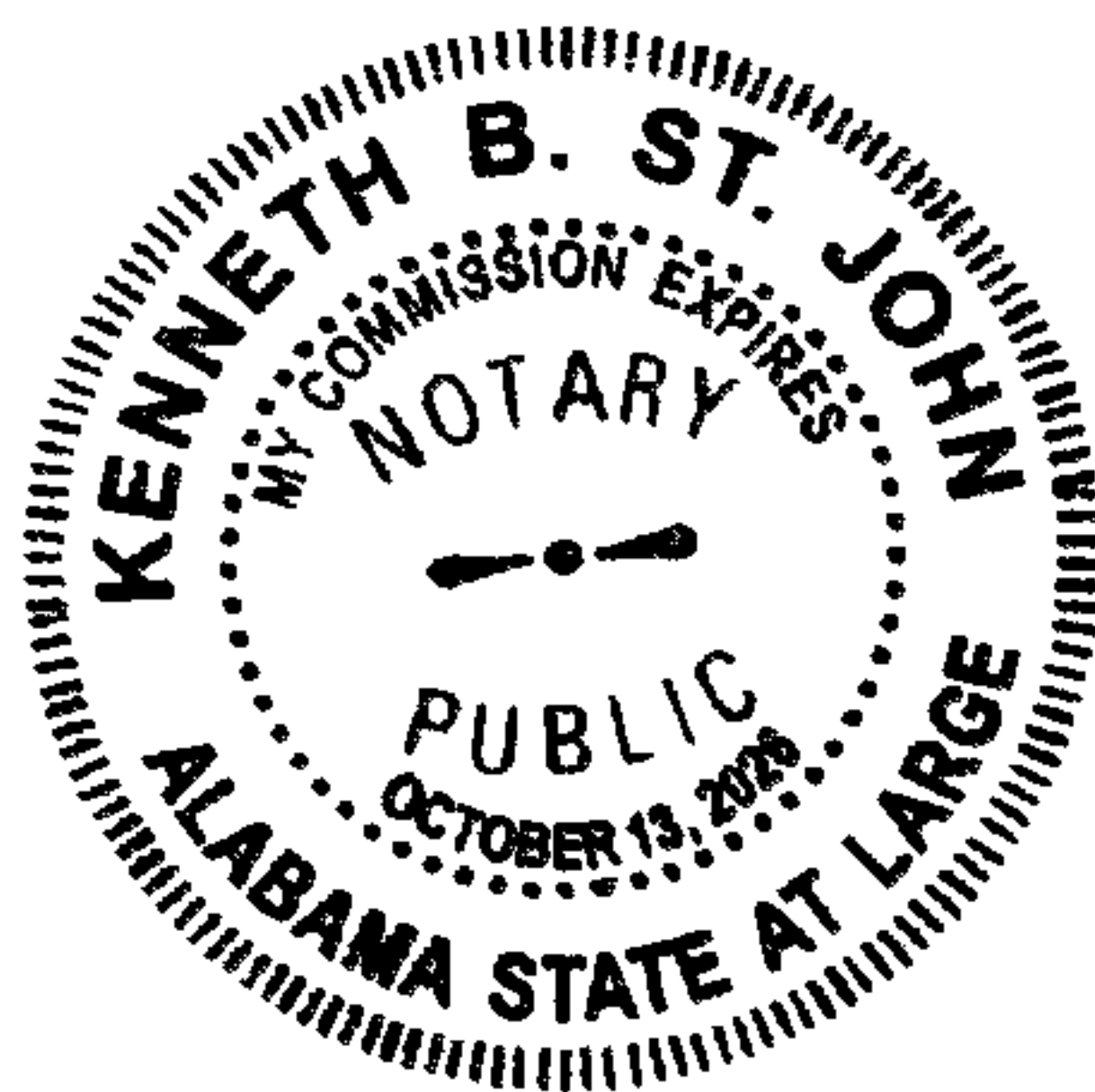
By: Michael D. Phillips
Its: President


STATE OF ALABAMA
COUNTY OF SHELBY

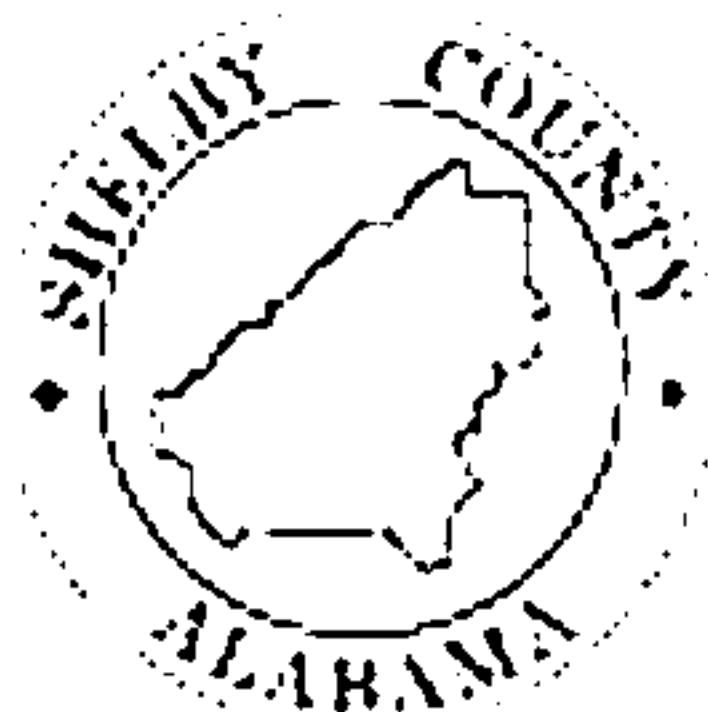
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael D. Phillips**, whose name as **President of Shelby Resources, Inc.**, an Alabama Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 10th day of February, 2023.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$26.00 BRITTANI
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Allen S. Bayl