


This instrument prepared by:  
John H. Henson  
2409 Acton Road, Suite 109  
Birmingham, AL 35243

SEND TAX NOTICE TO:  
Lynn M. Schoener  
  
2092 Chelsea Park Bend  
Chelsea, Alabama 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA )  
  
Shelby COUNTY )

  
20110301000069030 1/1 \$45.00  
Shelby Cnty Judge of Probate, AL  
03/01/2011 02:46:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Sixty Four Thousand Nine Hundred dollars and Zero cents ( \$164,900.00 )**to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Lynne A. Madison Beard, A married woman**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Lynn M. Schoener** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 4-6, according to the Map and Survey of Chelsea Park Sector. 4, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

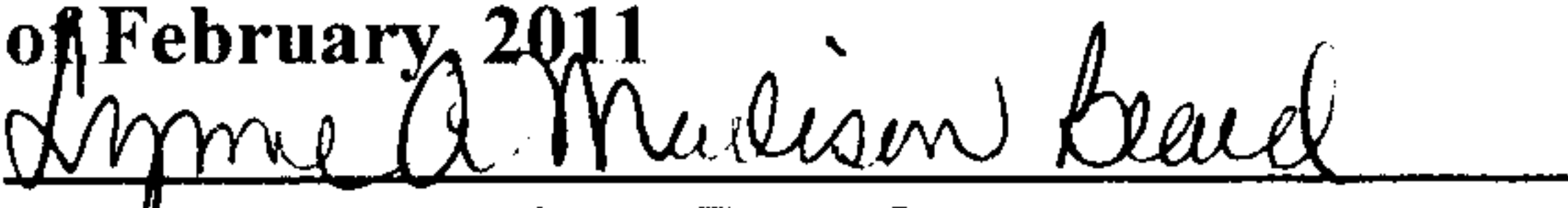
Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument # 20041014000566950 in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4<sup>th</sup> Sector and Chelsea Park Residential Association, Inc., recorded in Instrument # 20050425000195430 (which together with all amendments thereto, and 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.

\$131,920.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

The above described property does not constitute the homestead of the grantor or of said grantor’s spouse as defined by Code Section 6-10-3.


**TO HAVE AND TO HOLD** unto the said grantee, and grantee’s heirs and assigns, forever. And grantor does for the grantor and for the grantor’s heirs, executors, and administrators covenant with the said grantee, and grantee’s heirs 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 heirs and assigns forever, against the lawful claims of all persons.

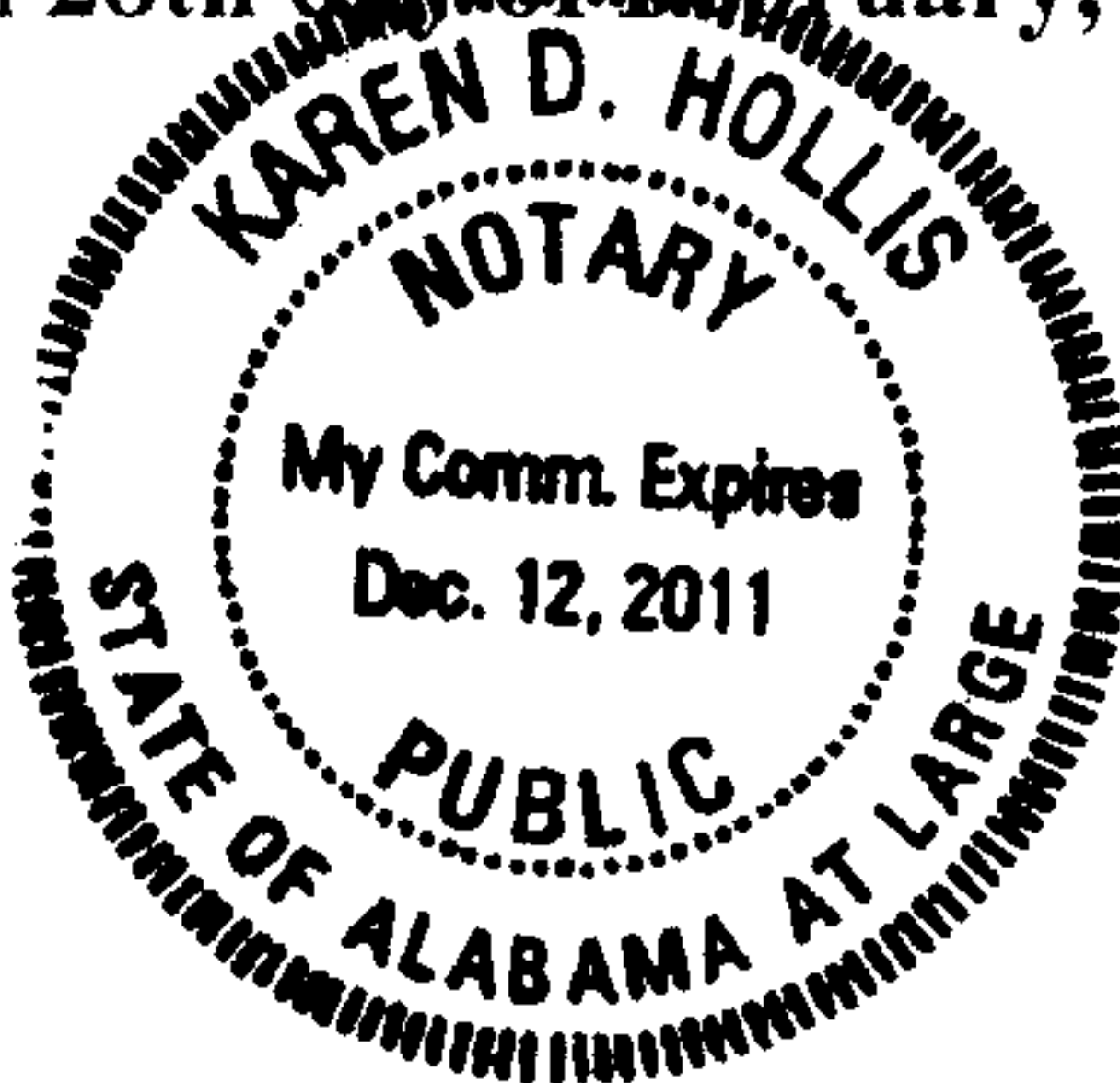
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **28th day of February, 2011**  
  
**Lynne A. Madison Beard**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lynne A. Madison Beard, a married woman** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **28th day of February, 2011**.

  
Notary Public  
Commission Expires:  
FILE NO: 20110230



Shelby County, AL 03/01/2011  
State of Alabama  
Deed Tax: \$33.00