

Send tax notice to:


TERREL SCOTT LEA  
3140 CHELSEA PARK RIDGE  
CHELSEA, AL, 35043

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012623

**WARRANTY DEED**

  
20130104000005220 1/4 \$214.50  
Shelby Cnty Judge of Probate, AL  
01/04/2013 09:59:52 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Three Thousand Five Hundred and 00/100 Dollars (\$193,500.00) in hand paid to the undersigned, VICKI B. LOKEY, a Married Woman Not Joined By Spouse and BROOKE K. LOKEY HOWARD and WESLEY ALLEN HOWARD, Wife and Husband, (hereinafter referred to as "Grantors") by TERREL SCOTT LEA and SHIRLEY ANN LEA (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 4-50, 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.

**VICKI B. LOKEY IS ONE AND THE SAME PERSON AS VICKI LOKEY BYRD. SUBJECT PROPERTY DID NOT CONSTITUTE THE HOMESTEAD OF VICKI LOKEY NOR HER RESPECTIVE SPOUSE.**

**BROOKE K. LOKEY IS ONE AND THE SAME PERSON AS BROOKE K. LOKEY HOWARD AND BROOKE KRISTEN LOKEY HOWARD.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
8. TITLE TO ALL OIL GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

Shelby County, AL 01/04/2013  
State of Alabama  
Deed Tax: \$193.50




AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

9. SUCH STATE OF FACTS AS SHOWN ON THE MA AND SURVEY OF CHELSEA PARK, 4<sup>TH</sup> SECTOR, MB 34, PG 147 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
11. EASEMENT AGREEMENT AS RECORDED IN INST. NO. 20040816000457750.
12. CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIONS AND COVENANTS AS RECORDED IN INSTRUMENT NO. 20041228000703990, IN SAID PROBATE OFFICE.
13. ARTICLES OF INCORPORATION OF THE CHELSEA PARK IMPROVEMENT DISTRICT ONE AS RECORDED IN INST. NO. 20041223000699620 AND NOTICE OF FINAL ASSESSMENT DISTRICT 1 AS RECORDED IN INST NO. 20050209000065520.
14. TRANSMISSION LINE PERMIT TO ALABAMA POWER CO.
15. EASEMENT AS RECORDED IN INST. NO. 20040120000033550.
16. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.
17. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 20040922000521690, AS RECORDED IN THE PROBATE OFFICE.
18. RIGHT OF WAY EASEMENT AS RECORDED IN INST. NO. 2000-4454.
19. EASEMENT AS RECORDED IN DEED BOOK 253, PG. 324.
20. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO AL. POWER CO., INST. NO. 20050203000056200.
21. DISTRIBUTION EASEMENT TO ALABAMA POWER CO., AS RECORDED IN INST. NO. 20050203000056210.
22. DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 2005040425000195430.
23. EASEMENT TO TOWN OF CHELSEA AS RECORDED IN MB 20040107000012460.
24. CONSERVATION EASEMENT AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20031222000822880 AND INST. NO. 20041228000703980.

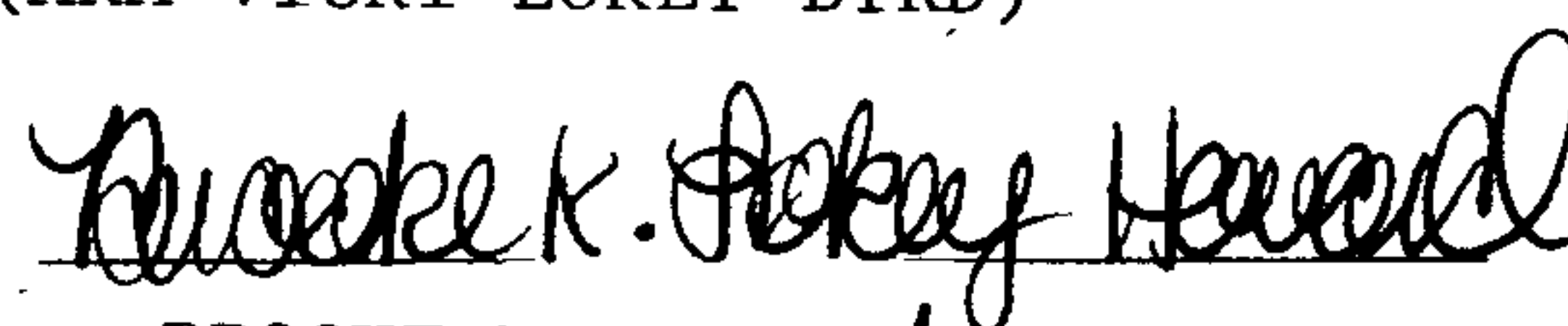
\$186,465.10 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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/her hand and seal this the 14th day of December, 2012.

  
20130104000005220 2/4 \$214.50  
Shelby Cnty Judge of Probate, AL  
01/04/2013 09:59:52 AM FILED/CERT

  
VICKI B. LOKEY  
(AKA VICKI LOKEY BYRD)


  
BROOKE K. LOKEY HOWARD

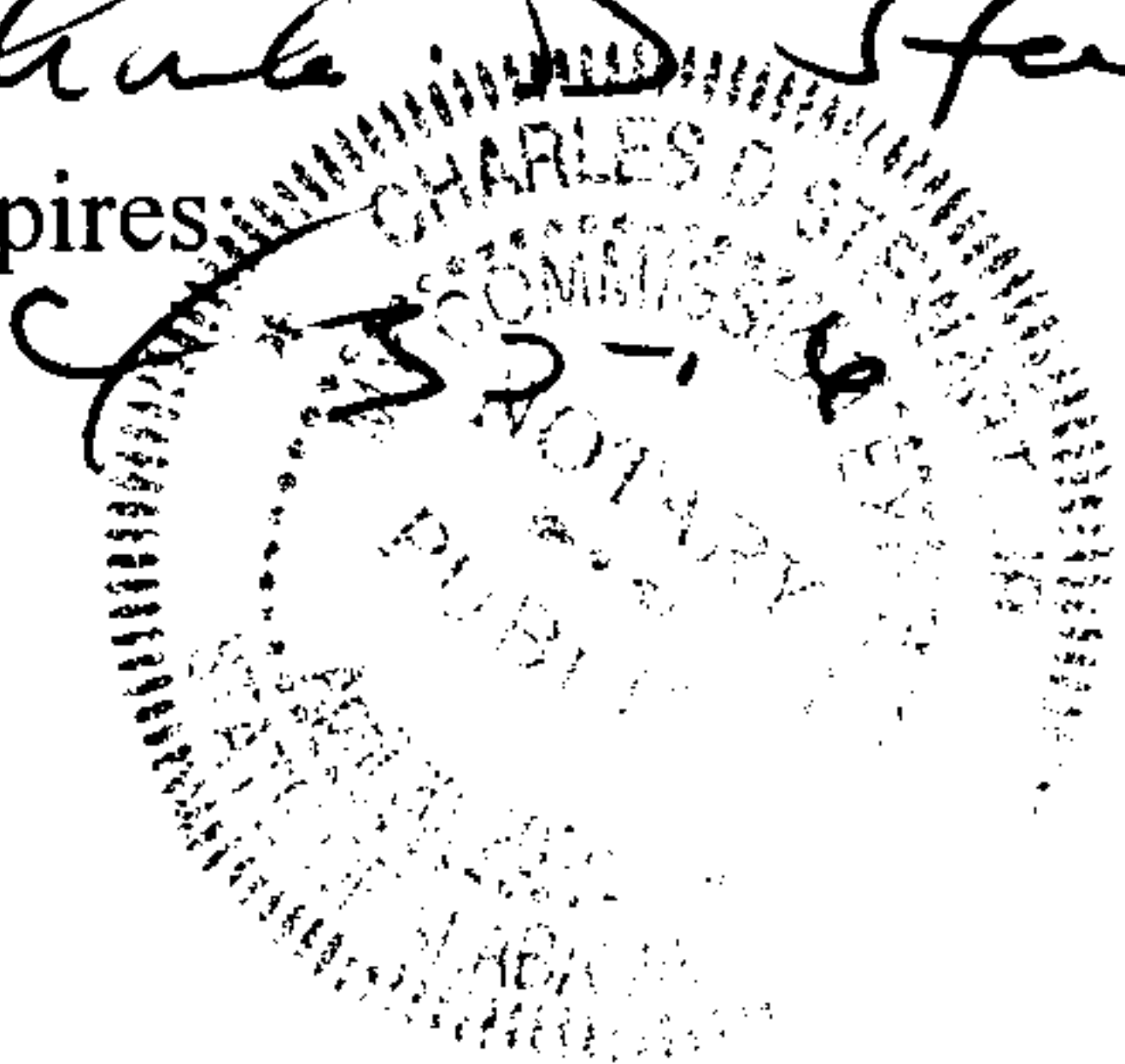
  
WESLEY ALLEN HOWARD


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICKI B. LOKEY(AKA VICKI LOKEY BYRD) and BROOKE K. LOKEY-HOWARD AND WESLEY ALLEN HOWARD, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of December, 2012.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 3-3-14



  
20130104000005220 3/4 \$214.50  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Brooke Lockett Howard Grantee's Name Terrel Scott Lea  
 Mailing Address 671 Oak Creek Rd. Mailing Address 3140 Chelsea Park  
Prichard, AL 35146 Ridge  
Chelsea, AL 35043  
 Property Address 3140 Chelsea Park Ridge Date of Sale 12-14-12  
Chelsea Total Purchase Price \$ \_\_\_\_\_  
AL or  
35043 Actual Value \$ \_\_\_\_\_  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/14/12

Print Terrel Scott Lea

Unattested

(verified by)

Signature [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF December, 2012.

COUNTY OF SHELBY

Form RT-1



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NOTARY PUBLIC