

STATE OF ALABAMA)
SHELBY COUNTY)



20150714000238290 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/14/2015 10:41:05 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Two Thousand and No/100 (\$172,000.00) Dollars to the undersigned Wesley Earl Coffee, an unmarried man, whose mailing address is 309 Chesser Park Drive, Chelsea, Alabama 35043, herein referred to as Grantor, in hand paid by Hunter C. Waldrop, herein referred to as Grantee, the receipt of which is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

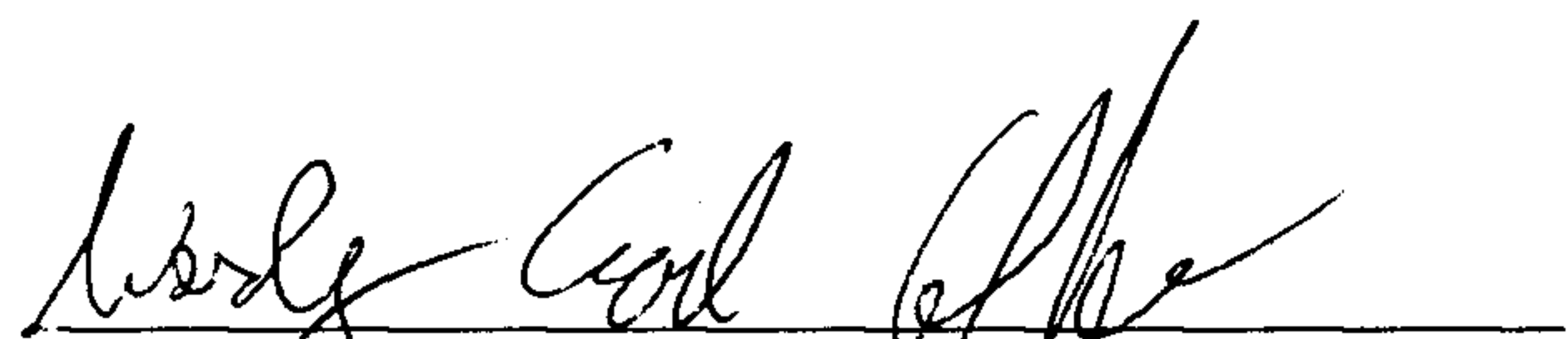
Lot 44, according to the survey of Cottages of Chesser, Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument #20040511000248910, First Amendment to Declaration as recorded in Instrument 20091008000381600, Second Amendment to Declaration recorded in Instrument 20120124000028010, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereafter collectively referred to as the "Declaration").

TO HAVE AND TO HOLD unto the Grantee and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein.

AND THE GRANTOR does for himself and for his heirs, executors, and administrators, covenant with the Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter here stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 19th day of June, 2015.


Wesley Earl Coffee

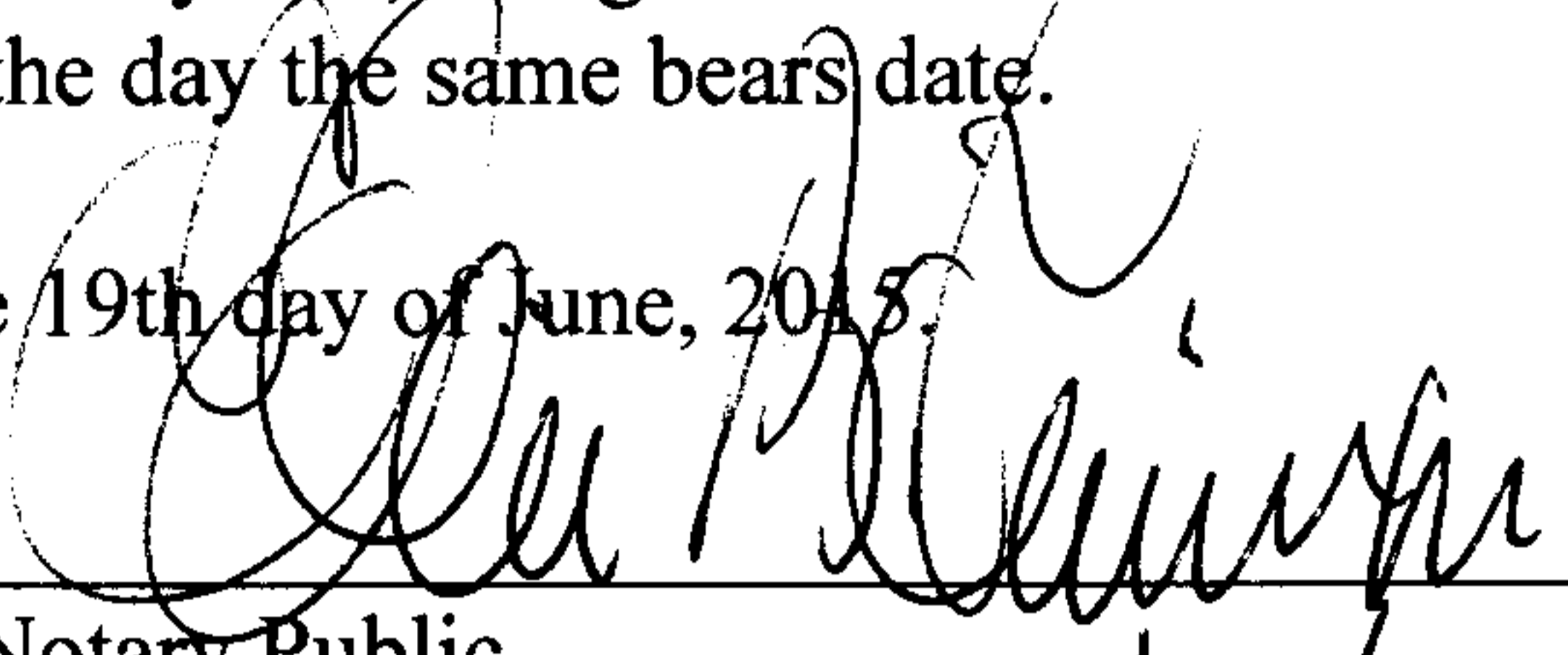


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STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Wesley Earl Coffee, an unmarried man, 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of June, 2015



Notary Public
My Commission Expires: 1/23/16

Grantee's Address:

309 Chesser Park Dr.
Chelsea, AL 35043

Property Address:

309 Chesser Park Dr.
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY:

LIVINGSTON & HARKINS, LLC
26 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150