

Send tax notice to:  
RINOLD L. SMITHSON  
1056 KINGSTON ROAD  
CHELSEA, AL 35043

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

STATE OF ALABAMA  
Shelby COUNTY

2015504

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventeen Thousand and 00/100 Dollars (\$417,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MEL COSGROVE AKA JAY M. COSGROVE and ANN COSGROVE, HUSBAND AND WIFE whose mailing address is: 1093 Dunsmore Drive, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by RINOLD L. SMITHSON and MEREDITH B. SMITHSON whose mailing address is: 1056 KINGSTON ROAD, CHELSEA, AL, 35043 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 1-22, ACCORDING TO THE MAP AND SURVEY OF CHELSEA PARK, 1ST SECTOR, PHASE I & II, AS RECORDED IN MAP BOOK 34, PAGE 21 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 INST. NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 1ST SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSICATION, INC., AND RECORDED AS INST. NO. 20041026000590790, (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFEREED TO AS THE "DECLARATION".)

MEL COSGROVE IS ONE AND THE SAME AS JAY. M. COSGROVE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. 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, TOGETHER WITH ANY RELEASE OF LIABILITY FOR

INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 244, PAGE 587, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY, (POLICY TO BE ISSUED IF IN A COMMITMENT), DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL, GAS, AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWITH, AND SAID OIL, GAS AND MINERALS INTERESTS, AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTERESTS ARE NOT INSURED. NOTHING HEREIN SHALL INSURE AGAINST LOSS OR DAMAGE RESULTING FROM SUBSIDENCE.

4. RESTRICTIONS AS NOTED ON MAP BOOK 34, PAGE 21 A & B.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 20041014000566950 AND INST. NO. 20041026000590790, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT AGREEMENT AS RECORDED IN INST. NO. 20040816000457750.
7. CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIONS AND COVENANTS AS RECORDED IN INST. NO. 20041228000703990, IN SAID PROBATE OFFICE.
8. 10 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.
9. 12.5 FOOT EASEMENT ALONG WEST LOT LINE AS PER PLAT.
10. ARTICLES OR INCORPORATION OF THE CHELSEA PARK IMPROVEMENT DISTRICT ONE, AS RECORDED IN INST. NO. 20041223000699620 AND NOTICE OF FINAL ASSESSMENT OF DISTRICT ONE AS RECORDED IN INST. NO. 20050209000065520.
11. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 112, PAGE 111.
12. EASEMENT AS RECORDED IN INST. NO. 20040120000033550.
13. RELEASE OF DAMAGES AS RECORDED IN INST. NO. 20040922000521690, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENTS RECORDED IN INST. NO. 20040922000521690 IN PROBATE OFFICE; THE POLICY WILL INSURE THAT ANY VIOLATION OF THIS COVENANT WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.
15. RIGHT OF WAY EASEMENT AS RECORDED IN INST. NO. 2000-4454.
16. EASEMENT AS RECORDED IN DEED BOOK 253, PAGE 324.
17. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20050203000056200.
18. DISTRIBUTION EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20050203000056210.
19. DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 20030815000539670.
20. EASEMENT TO TOWN OF CHELSEA AS RECORDED IN INST. NO. 20040107000012460, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
21. CONSERVATION EASEMENT AND RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 20031222000822880 AND INST. NO. 20041228000703980.
22. MEMORANDUM OF SEWER SERVICE AGREEMENTS REGARDING CHELSEA PARK IN FAVOR OF DOUBLE OAK WATER RECLAMATION, LLC AS RECORDED IN INST. NO. 20121107000427750.



\$417,000.00 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 6th day of August, 2015.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/11/2015 01:06:17 PM  
\$22.00 JESSICA  
20150811000278280

  
MEL COSGROVE

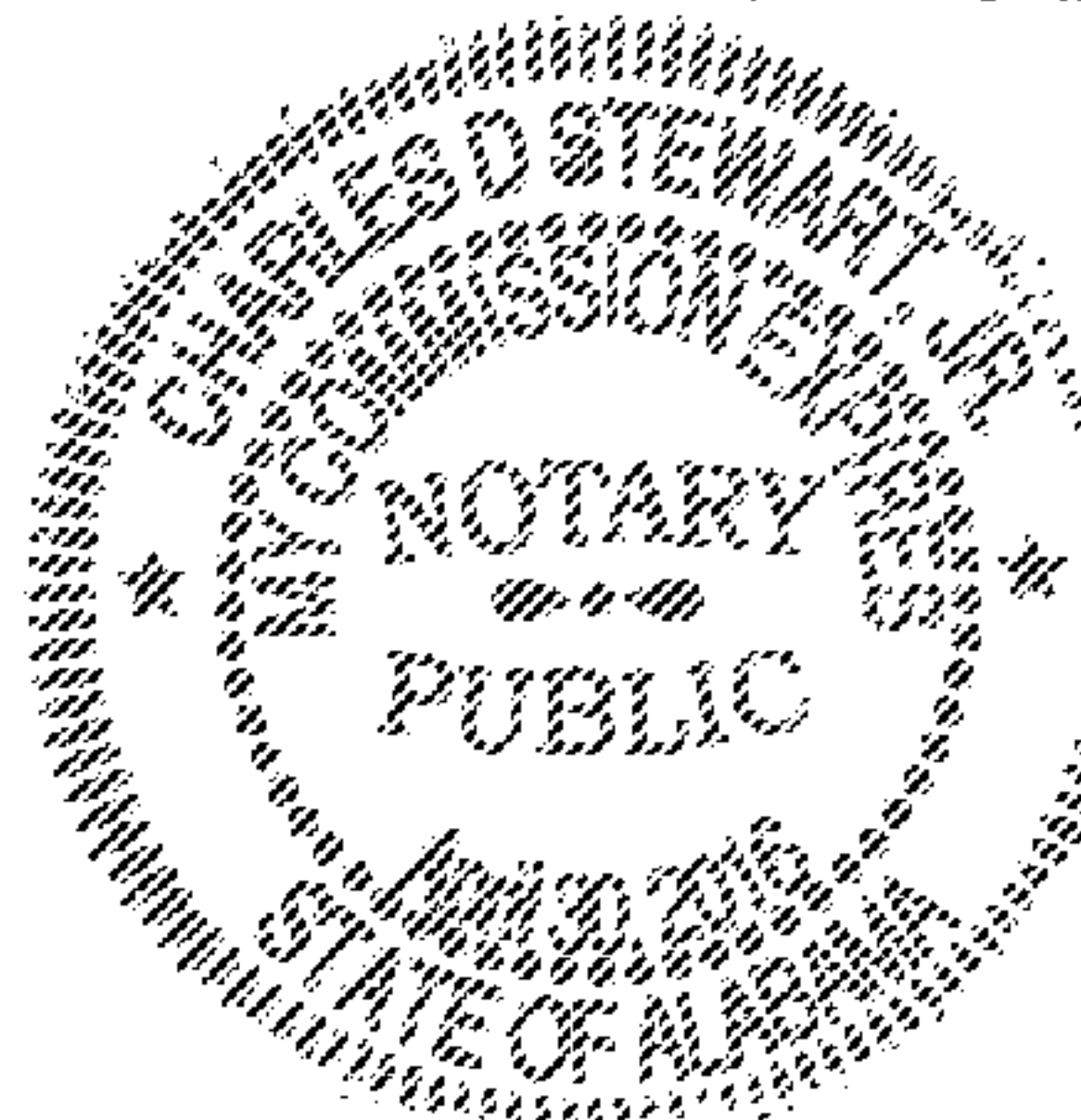
  
ANN COSGROVE



STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal this the 6th day of August, 2015.



Notary Public

Print Name: 

Commission Expires: 