

Send tax notice to:  
VINCENT M. HITES  
1005 FAIRBANK LN  
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

2015718

WARRANTY DEED

20151214000426810  
12/14/2015 02:27:17 PM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Six Thousand Nine Hundred and 00/100 Dollars (\$156,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JANICE E WILLIAMS CAMPBELL F/K/A JANICE E. WILLIAMS, A MARRIED WOMAN whose mailing address is: 105 Kingalee Court Alabaster, AL 35007 (hereinafter referred to as "Grantors") by VINCENT M. HITES whose mailing address is: 1005 FAIRBANK LN, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3-26, according to the Survey of Plat of Chelsea Park 3<sup>rd</sup> Sector, as recorded in Map Book 34, Page 23 A&B, in the Probate Office 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 3<sup>rd</sup> Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (together with all amendments thereto, are hereinafter collectively referred to as the "Declaration".)

**THIS PROPERTY WAS NOT THE HOMESTEAD OF THE GRANTOR OR SPOUSE.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. BUILDING LINES AS SHOWN BY RECORDED MAP.
3. EASEMENTS AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. RESERVATIONS SHOWN IN MAP BOOK 34, PAGE 23 A & B
6. DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT 20041014000566950 AMENDED IN INSTRUMENT 20110906000262680.
7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 3<sup>RD</sup> SECTOR EXECUTED BY GRANTOR AND

- CHELSEA PARK RESIDENTIAL ASSOCIATIONS, INC. AS RECORDED IN INSTRUMENT 20041014000566970
8. EASEMENT AGREEMENT WITH CHELSEA PARK INVESTMENTS, LTF AND CHELSEA PARK INC AND CHELSEA PARK PROPERTIES LTD RECORDED IN INSTRUMENT 20040816000457750
  9. RESTRICTIONS WITH EASEMENTS APPEARING OF RECORD IN INSTRUMENT 20041228000703970 AND INSTRUMENT 20041228000703990
  10. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2005020300056190 AND INSTRUMENT 20051222000659740
  11. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT 20050804000397980

\$161,336.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

JANICE E WILLIAMS CAMPBELL AND JANICE E. WILLIAMS ARE ONE IN THE SAME PERSON

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.

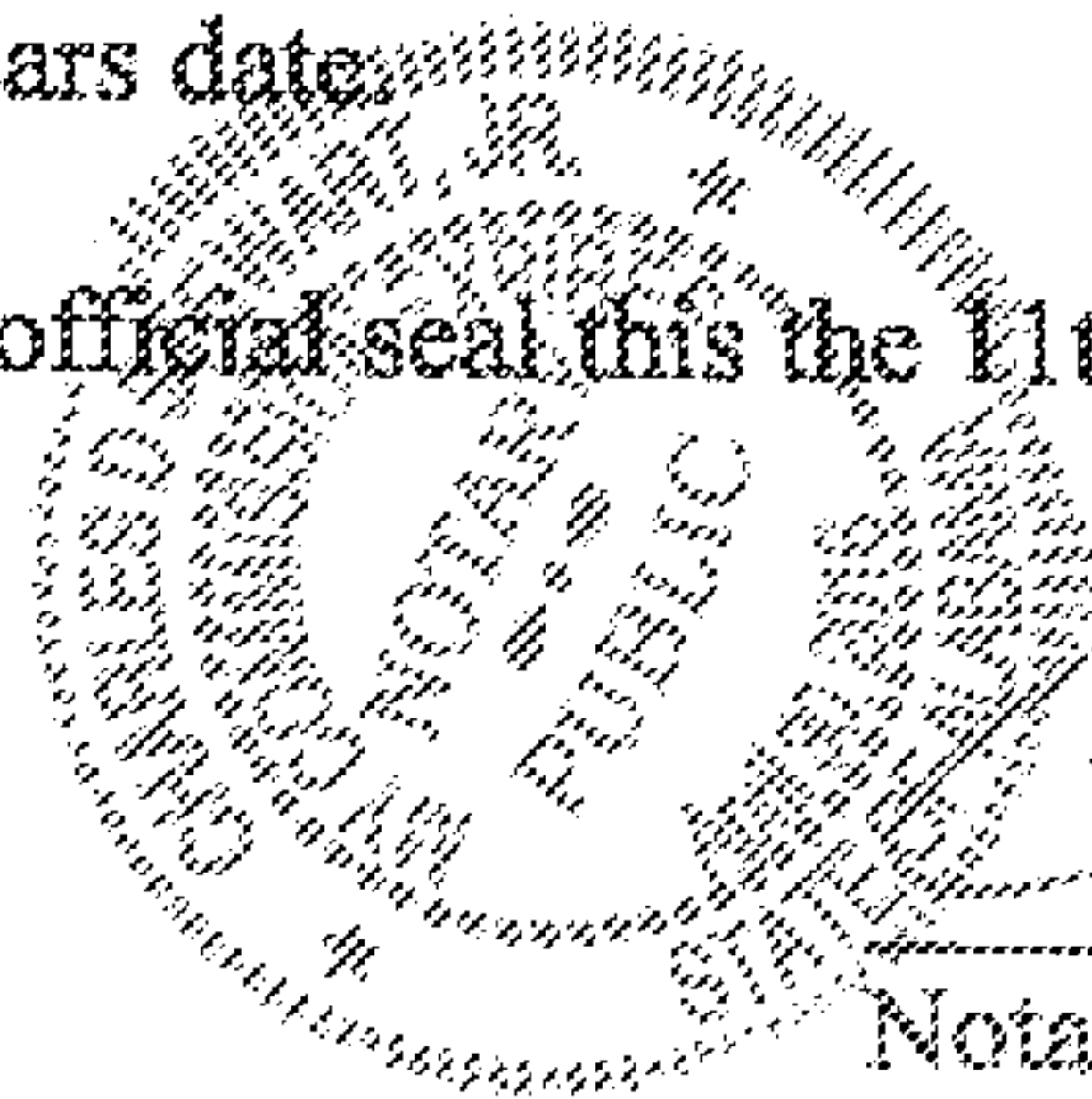
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11th day of December, 2015.

*Janice E. Williams Campbell*  
JANICE E WILLIAMS CAMPBELL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANICE E WILLIAMS CAMPBELL 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 11th day of December, 2015.



Notary Public  
Print Name: *James W. Fuhrmeister, III*  
Commission Expires:

*4-30-16*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/14/2015 02:27:17 PM  
\$18.00 CHERRY  
20151214000426810

*Ju...*