

Send tax notice to:  
JACK TURNER  
3139 CHELSEA PARK RIDGE  
CHELSEA, ALABAMA 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

2016082

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand and 00/100 Dollars (\$249,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LUIS F. SALAZAR and MAYTE SALAZAR, HUSBAND AND WIFE and MAITE CILIEZAR MILLER, A MARRIED WOMAN, whose mailing address is: 108 Creekside Circle, Wilsonville AL 35186 (hereinafter referred to as "Grantors") by JACK TURNER AND BONNIE TURNER whose property address is: 3139 CHELSEA PARK RIDGE, CHELSEA, ALABAMA, 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 244, PAGE 587, INSTRUMENT NO. 199-9552 AND INSTRUMENT NO. 2000-94450 AND CORRECTED IN INSTRUMENT NO. 2001-27341, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. Restrictions as noted on Map Book 34, Page 147 A&B
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20041014000566950 and Instrument No. 20041026000590790 in the Probate Office of Shelby County, Alabama.
5. Easement agreement as recorded in Instrument No. 20041228000703990 in said Probate Office.
6. Conservation easement and Declaration of Restrictions and Covenants as recorded in Instrument No. 20041228000703990 in said Probate Office.
7. Article of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 20041223000699620 and notice of final assessment District 1 as recorded in Instrument No. 20050209000065520.
8. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 112, Page 111.

- 10. Release of damage as recorded in Instrument No. 200409220000521690 as recorded in the Probate Office of Shelby County, Alabama.
- 11. 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 hereinafter exist or occur or cause damage to subject property as shown by instruments recorded in Instrument No. 2004092200521690 in Probate Office.
- 12. Right of way easement as recorded in Instrument No. 2000-4454.
- 13. Easement as recorded in Deed Book 253, Page 324.
- 14. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20050203000056200.
- 15. Distribution easement to Alabama Power Company as recorded in Instrument No. 20050203000056210.
- 16. Declaration of Restrictive Covenants as recorded in Instrument No. 2005040425000195430.
- 17. Easement to Town of Chelsea as recorded in Map Book 2004010700012460.
- 18. Conservation easement and restrictive covenants as recorded in Instrument No. 20031222000822880 and Instrument No. 20041228000703980.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF MAITE CILIEZAR MILLER OR HER SPOUSE AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

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 26th day of February, 2016.

*[Signature]*  
LUIS F. SALAZAR

*[Signature]*  
MAYTE SALAZAR

*[Signature]*  
MAITE CILIESAR MILLER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LUIS F. SALAZAR and MAYTE SALAZAR and MAITE CILIESAR MILLER 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 26th day of February, 2016

*[Signature]*  
 Notary Public  
 Print Name: *Charles D. Stewart, Jr.*  
 Commission Expires: *4/30/16*

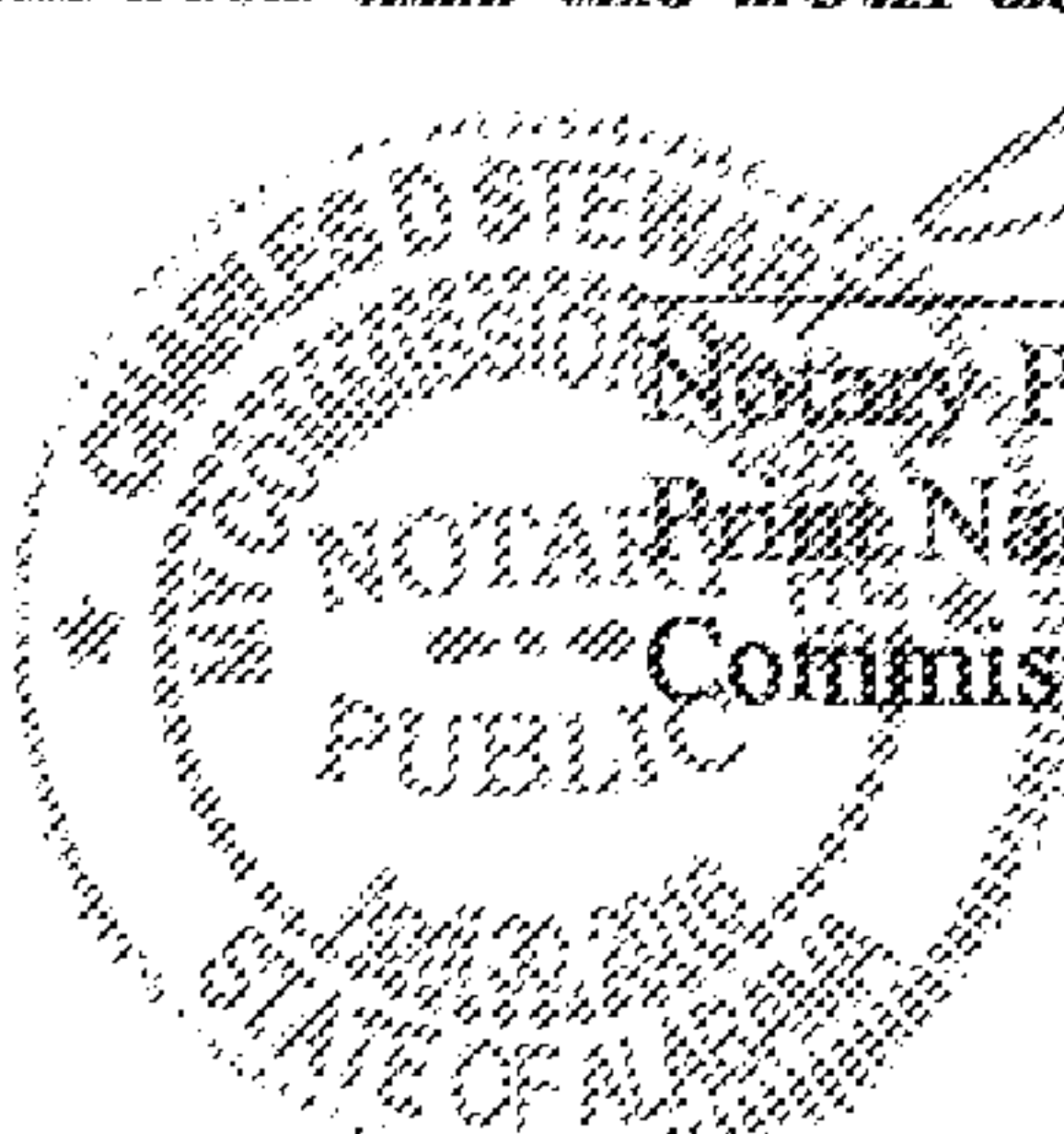


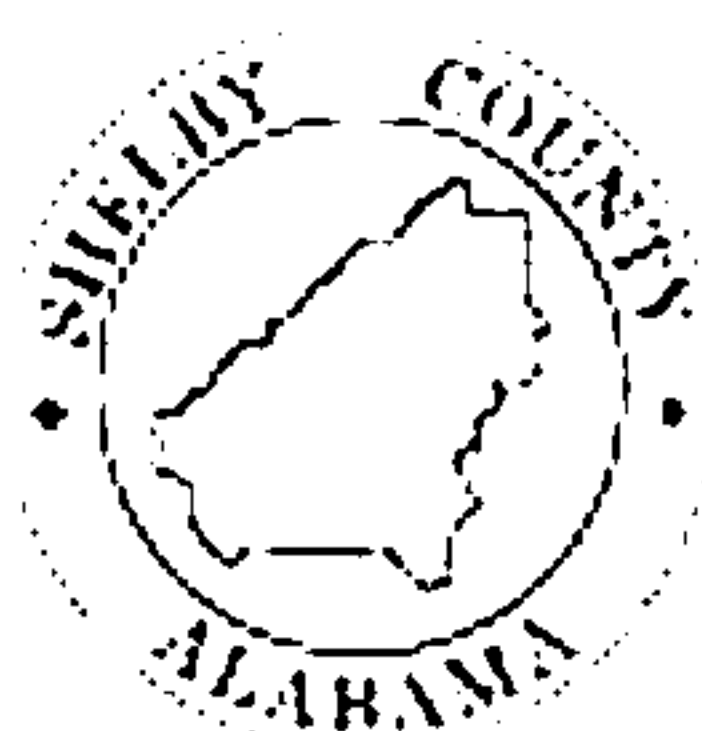


EXHIBIT "A"

4. The land referred to in the Commitment is described as follows:

Lot 4-59, 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.

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 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/29/2016 02:49:19 PM  
\$269.00 JESSICA  
20160229000063280

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister", is written over the typed name of the county clerk.