

State of Alabama)  
County of Shelby)

20160714000244280 1/1 \$190.00  
Shelby Cnty Judge of Probate, AL  
07/14/2016 07:25:18 AM FILED/CERT

Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of one hundred seventy five thousand and no/100 Dollars (\$175,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Jonathan C. Curtis, a married person (**GRANTOR**) whose address is 83 Burnham Street, Birmingham, AL 35242 does grant, bargain, sell and convey unto Helga Limbaugh (**Grantee**) whose address is 3044 Madison Lane, Chelsea, AL 35043 the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 2-36 according to the plat of Chelsea Park 2<sup>nd</sup> Sector, as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.**

**Together with the non-exclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a residential Subdivision, filed for record as Instrument 20041014000566950 and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 2<sup>nd</sup> Sector as recorded in Instrument 20041914000566960**

**Subject to:**

Ad Valorem Taxes due October 1, 2016.

Minerals and mining rights not owned by Grantors.

Easement between Chelsea Park Investments, Ltd., Chelsea Park, Inc. and Chelsea Park Properties, Ltd. recorded in Inst. No. 2004081600057750.

Easement(s), building line(s) and restriction(s) as shown on recorded map.

Restrictions appearing of record in Inst. No. 20041014000566950; Inst. No. 20041014000566960; Inst.

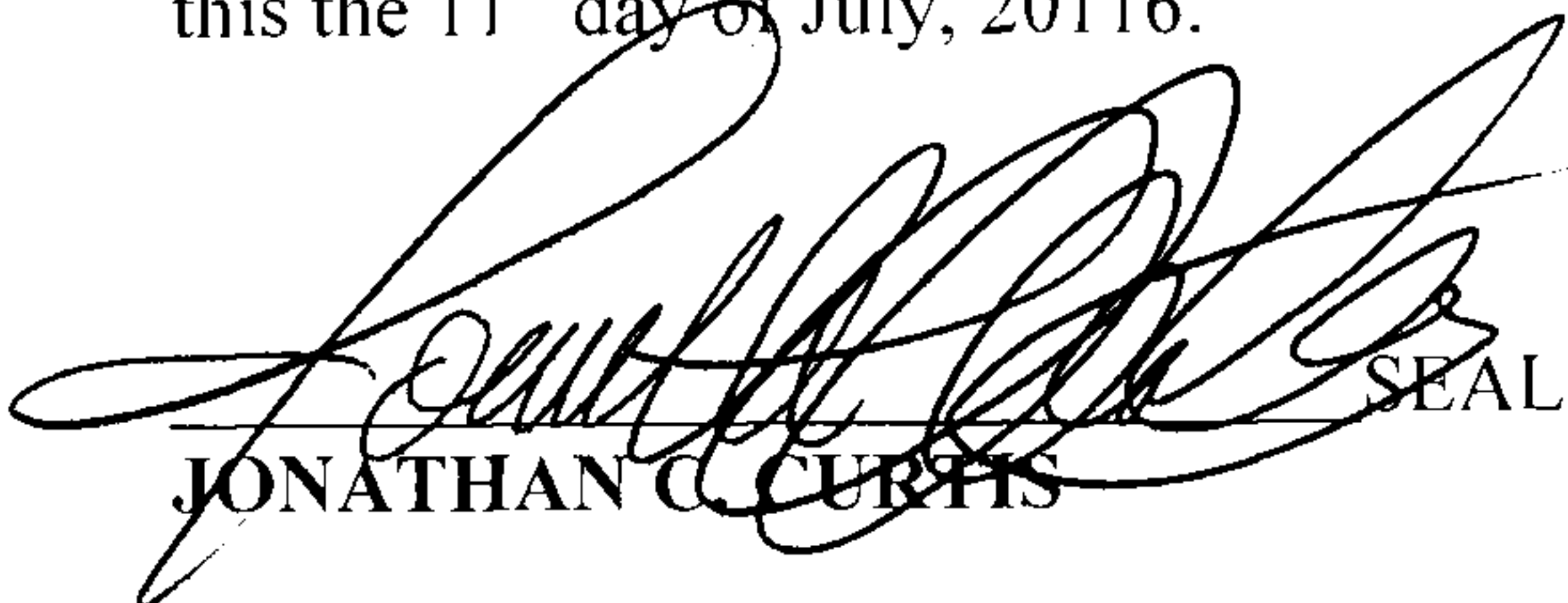
No. 20041014000567920 and Inst. No. 20050203000056190.

The property conveyed is not the homestead of the Grantor, nor his spouse.

**TO HAVE AND TO HOLD** unto the said **Grantee** her heirs, successors and assigns forever.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantee**, her heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, her heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor and his spouse have caused this conveyance to be executed this the 11<sup>th</sup> day of July, 2016.

  
SEAL  
JONATHAN C. CURTIS

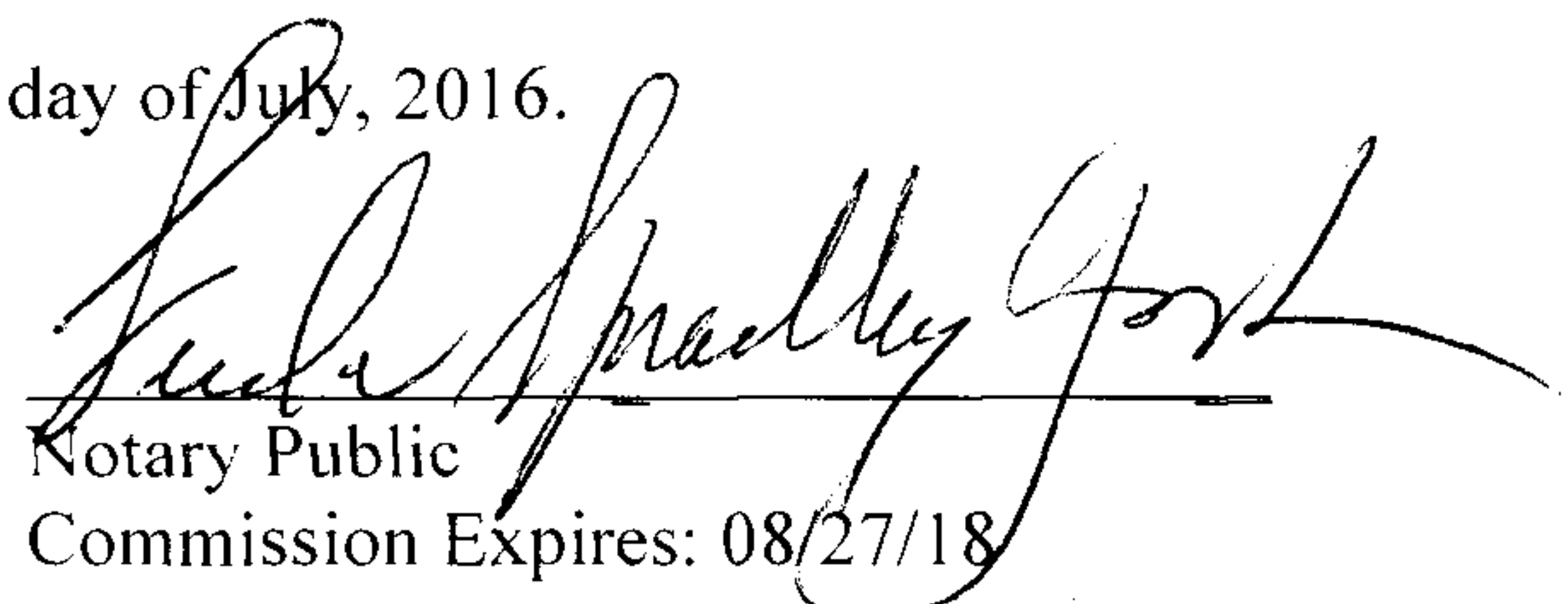
Shelby County, AL 07/14/2016  
State of Alabama  
Deed Tax: \$175.00

State of Alabama  
Jefferson County

I, Freda Spradley York, a Notary Public, in and for said County in said State, hereby certify that Jonathan C. Curtis whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 11<sup>th</sup> day of July, 2016.

**AFFIX SEAL**

  
Notary Public  
Commission Expires: 08/27/18

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
File 215258

Send Tax Notice To:  
Helga Limbaugh  
3044 Madison Lane  
Chelsea, AL 35043  
#09-7-36-1-002-036.000