

This Instrument Prepared By:

\$218,900.00 (Purchase Price)



HARPOLE LAW, LLC

Shelby County, AL 10/05/2016  
State of Alabama  
Deed Tax: \$22.00

Ann Harpole, Esq.  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED EIGHTEEN THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$218,900.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **DARRELL V. KEAR and MISTY F. KEAR, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **ANTHONY DALE QUINN and STEPHANIE QUINN** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

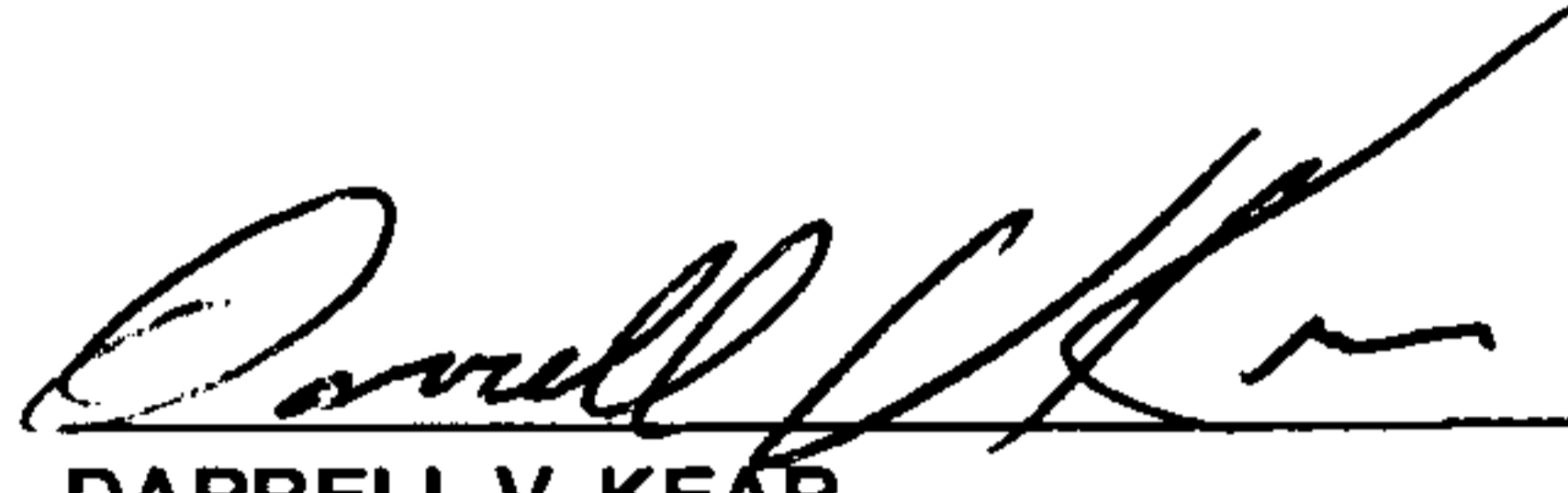
1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants contained in instruments recorded in Instrument #2002-10788, Instrument #20040615000322690 and Instrument #20070515000227970.
4. Easement granted Alabama Power Company by instrument recorded in Deed Book 127, Page 317; Instrument #20020926000463580; Instrument #20060303000126240; Instrument #20030612000368390; Instrument #20040629000355600 and Instrument #20060317000126520.
5. Terms, conditions, obligations, rules, regulations and by-laws of Chesser Plantation Owners Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #2002-10787; Instrument #20061013000507810; Instrument #20090401000118810; Instrument #20090622000238730 and Instrument #2010021500044390.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey whatever interests they may have in said minerals.


And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right



to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 18 day of August, 2016.


  
\_\_\_\_\_  
DARRELL V. KEAR

  
\_\_\_\_\_  
MISTY F. KEAR

STATE OF Florida  
COUNTY OF Orange

I, the undersigned Notary Public, in and for said State, hereby certify that, DARRELL V. KEAR, 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 this 18 day of August, 2016.


(AFFIX NOTARIAL SEAL)  
  
Brandy K. Camacho  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF231210  
Expires 8/30/2019

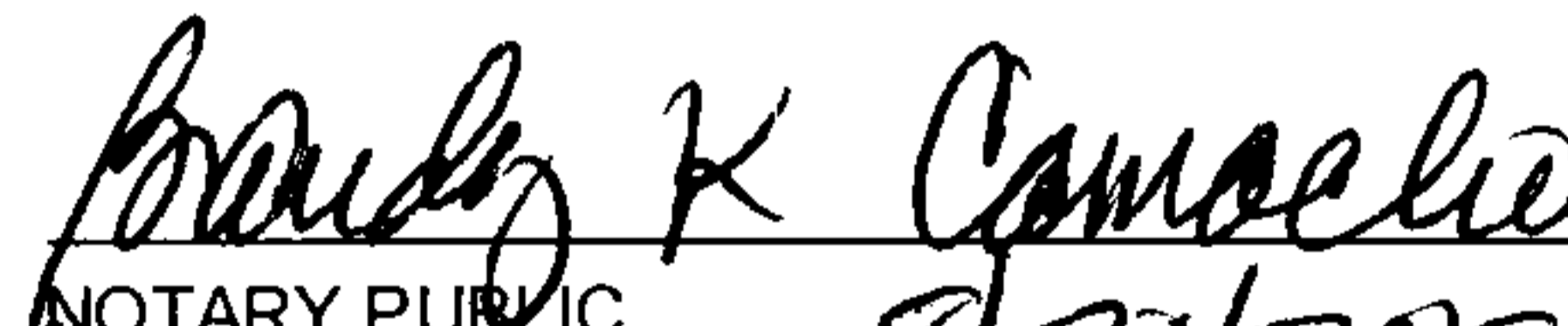
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 8/30/2019

STATE OF Florida  
COUNTY OF Orange

I, the undersigned Notary Public, in and for said State, hereby certify that, MISTY F. KEAR, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2016.

(AFFIX NOTARIAL SEAL)  
  
Brandy K. Camacho  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF231210  
Expires 8/30/2019

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 8/30/2019

PROPERTY ADDRESS:  
116 Chesser Loop Road  
Chelsea, Alabama 35043


GRANTEE'S ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_

GRANTORS' ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_



EXHIBIT A

LOT 64, ACCORDING TO THE AMENDED PLAT OF CHESSER PLANTATION, PHASE 1 –  
SECTOR 1, AS RECORDED IN MAP BOOK 31, PAGES 21A AND 21B, IN THE OFFICE OF  
THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

  
20161005000366470 3/4 \$46.00  
Shelby Cnty Judge of Probate, AL  
10/05/2016 01:06:02 PM FILED/CERT

