

20161118000425980
11/18/2016 02:37:16 PM
DEEDS 1/2

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

Send Tax Notice To:

John D Perry
Kelly D. Perry
Linda Chambers
3017 Chelsea Park Ridge
~~Chelsea, AL 35043~~

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of Two Hundred and Thirty Thousand Thousand and
00/100 Dollars (\$ 230,000 .00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the
receipt whereof is hereby acknowledged, I/we,

Christa T. Edwards NKA Christa Hintz and Zach Hintz, Wife and Husband

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

John D Perry, Kelly D Perry and Linda Chambers

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 4-87, 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 OFFICE OF SHELBY COUNTY, ALABAMA.
TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED
IN DECLARATIONS 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")

Subject to: All Easements, Restrictions and Rights of Way of record.

210,000

\$ 210,000 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEE, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they
are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as
aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said
and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this
the 11 day of April, 2016.

Christa T. Edwards NKA Christa Hintz (Seal)
Christa T. Edwards NKA Christa Hintz

Zach Hintz (Seal)
Zach Hintz

STATE OF Alabama }

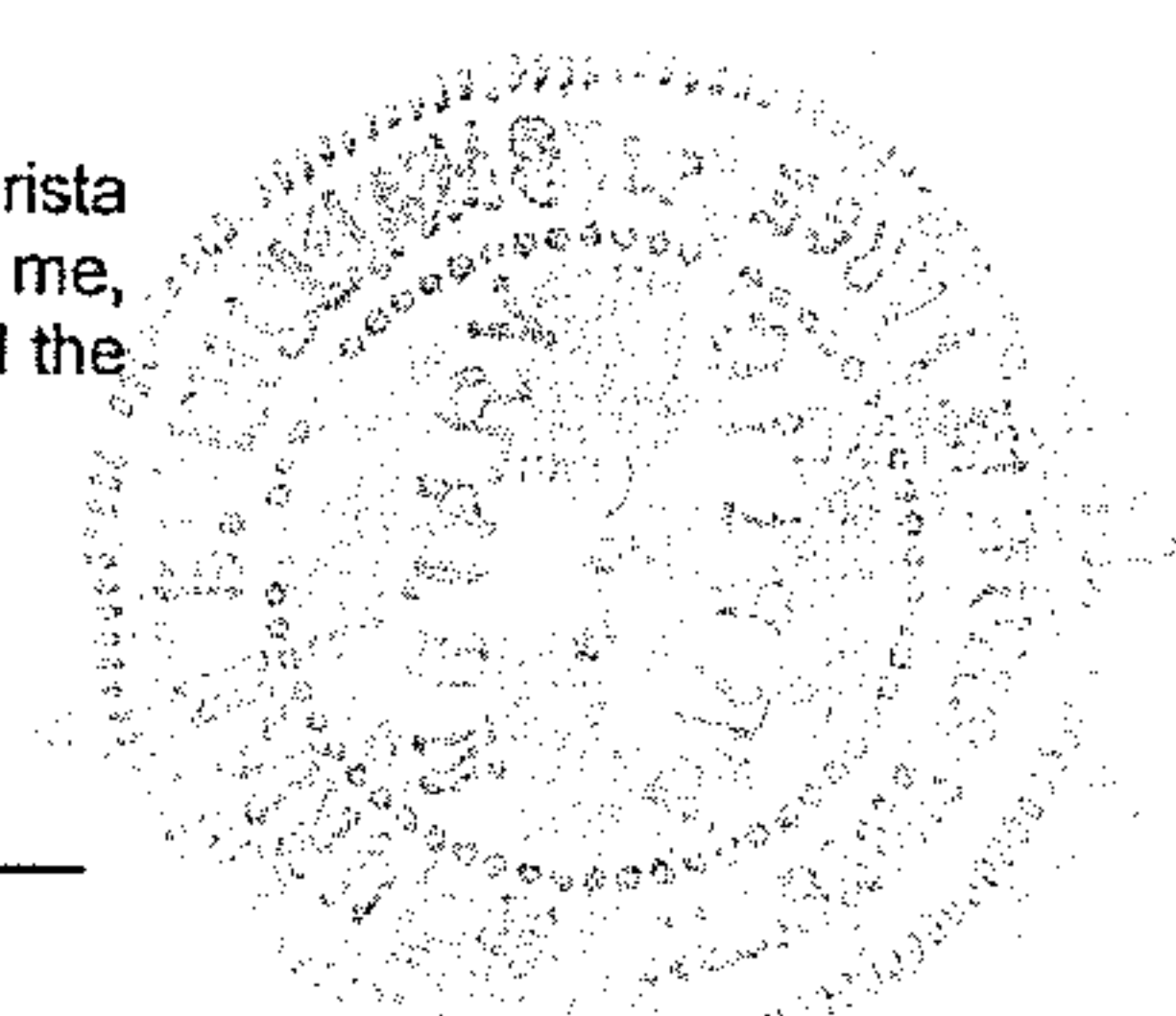
COUNTY OF Shelby }

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

Given under my hand and official seal this 11th day of April, 2016.

Michael P. Schell
Notary Public -

My Commission Expires: 10/28/2018



Grantor's Name Lexicon Relocation, LLC

Mailing Address	815 South Main Street Jacksonville, FL 32207
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Mailing Address 1018 Preston Place
Chelsea, AL 35043

Property Address 3017 Chelsea Park Ridge
Chelsea, AL 35043

Date of Sale	<u>November 17, 2016</u>
Total Purchase Price	<u>\$230,000.00</u>

or
Actual Value

or
Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale
<u>x</u>	Sales Contract
	Closing Statement

_____ Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 17, 2016

Unattested


 (verified by JPO)

Print ~~Lexicon Relocation, LLC~~

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/18/2016 02:37:16 PM
S38.00 CHERRY
20161118000425980

Form RT-1