

This instrument was prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send tax notice to:
John Saxon
2140 Chelsea Ridge Dr
Columbiana, AL 35051

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

20170202000040140
02/02/2017 09:41:04 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Thousand and NO/100—(\$25,000.00)—Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Darrell D. Del Rosario and wife, April R. Del Rosario, whose mailing address is:

1101 Regent Park Dr. ; Birmingham, Al. 35292

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

John Saxon, whose mailing address is:

2140 Chelsea Ridge Dr. ; Columbiana, Al. 35051

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is: 3000 Chelsea Ridge, Columbiana, AL 35051 to-wit

Lot 33, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 31st day of January, 2017.

D. Del Rosario
Darrell D. Del Rosario
April R. Del Rosario
April R. Del Rosario

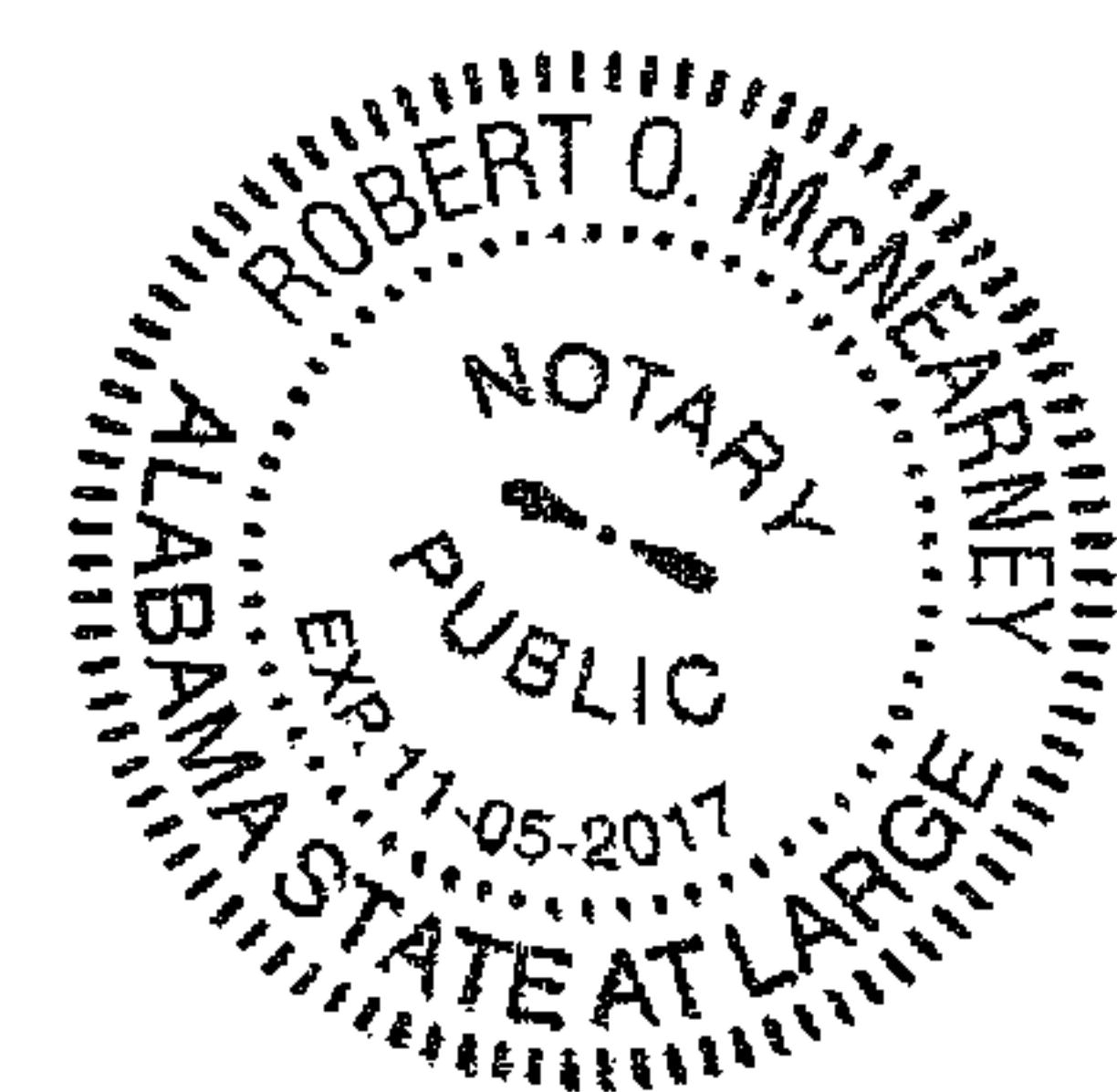
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darrell D. Del Rosario and wife, April R. Del Rosario, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2017.

Robert O. McNearney
NOTARY PUBLIC

My Commission expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2017 09:41:04 AM
\$43.00 CHERRY
20170202000040140

J. W. Fuhrmeister