

Send tax notice to:
PENNY R. SWINDLE
1111 FAIRBANK LANE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2017144T

Shelby COUNTY

WARRANTY DEED

20170411000122150
04/11/2017 01:00:31 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Six Thousand Nine Hundred and 00/100 Dollars (\$166,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Eddie B. Traffica as the Surviving Trustee of the Traffica Living Trust **whose mailing address is:**

2053 Chelsea Park Bend, Chelsea AL 35043 (hereinafter referred to as "Grantor") by PENNY R. SWINDLE **whose property address is:** 1111 FAIRBANK LANE, CHELSEA, AL, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3-01, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Probate Office 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 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
3. Subject to all matters as set forth as shown on the plat as recorded in Map Book 34, Page 23 A and B of the Probate Records of Shelby County, Alabama.
4. 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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public
5. Certificate of Trust recorded in Official Records Instrument 20141007000314180, of the Probate Records of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20041014000566950, Instrument 20041014000566970, Instrument 20060720000351160

\$163,876.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, The Traffica Living Trust, by Eddie B. Traffica, its Surviving Trustee, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of April, 2017.

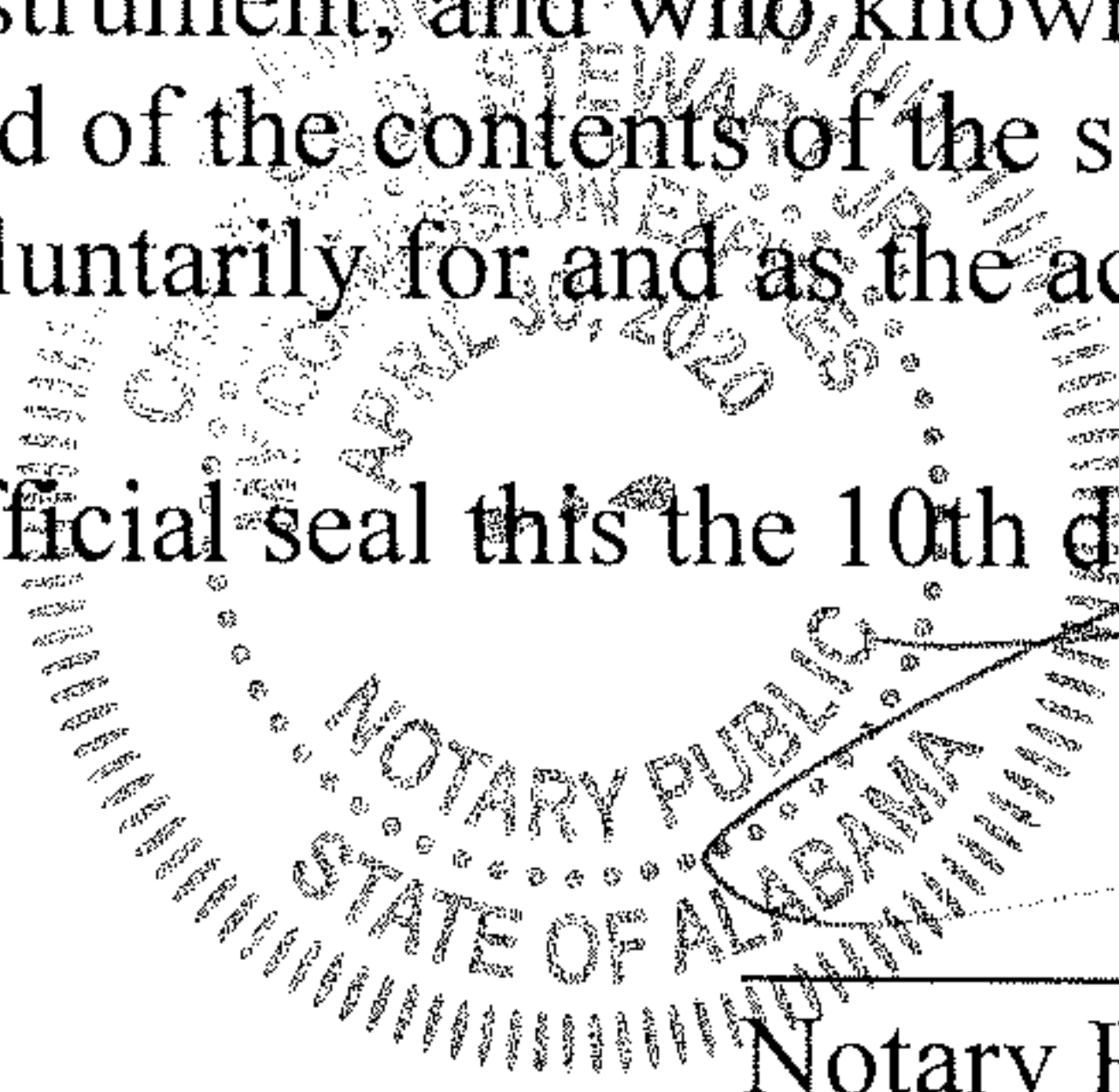
The Traffica Living Trust


BY: Eddie B. Traffica
ITS: Surviving Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie B. Traffica, whose name as Surviving Trustee of The Traffica Living Trust, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

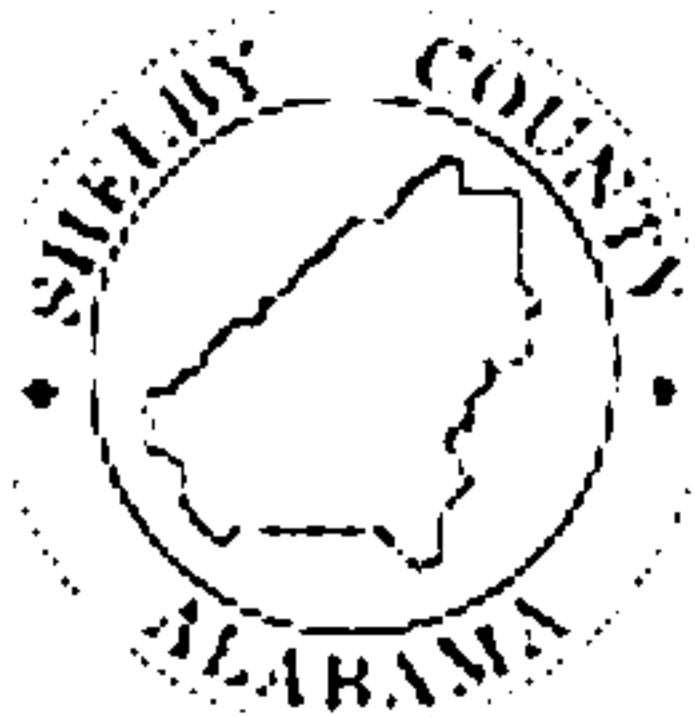
Given under my hand and official seal this the 10th day of April, 2017.



Notary Public

Print Name: Charles S. Stewart, Jr.

Commission Expires: 4-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2017 01:00:31 PM
\$21.50 CHERRY
20170411000122150

