

Send tax notice to: Susan Longshore, 550 Chesser Reserve Circle, Chelsea, AL 35043

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixty-nine thousand nine hundred and no/100 (\$169,900.00) dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Janet R. Williams, an unmarried woman, whose mailing address is:

219 Dunrobin Cove ; Pelham, AL 35294

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

Susan Longshore, whose mailing address is: 550 Chesser Reserve Circle, Chelsea, AL 35043

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 550 Chesser Reserve Circle, Chelsea, AL 35043** to-wit:

See attached Exhibit A

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

Janet R. Williams is the surviving grantee of that certain deed recorded in Instrument #20110118000016900. The other grantee, Martin J. Williams, having died on January, 3rd, 2017.

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 Grantees, 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 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 10th day of April, 2017.

Janet R. Williams (Seal)
JANET R. WILLIAMS

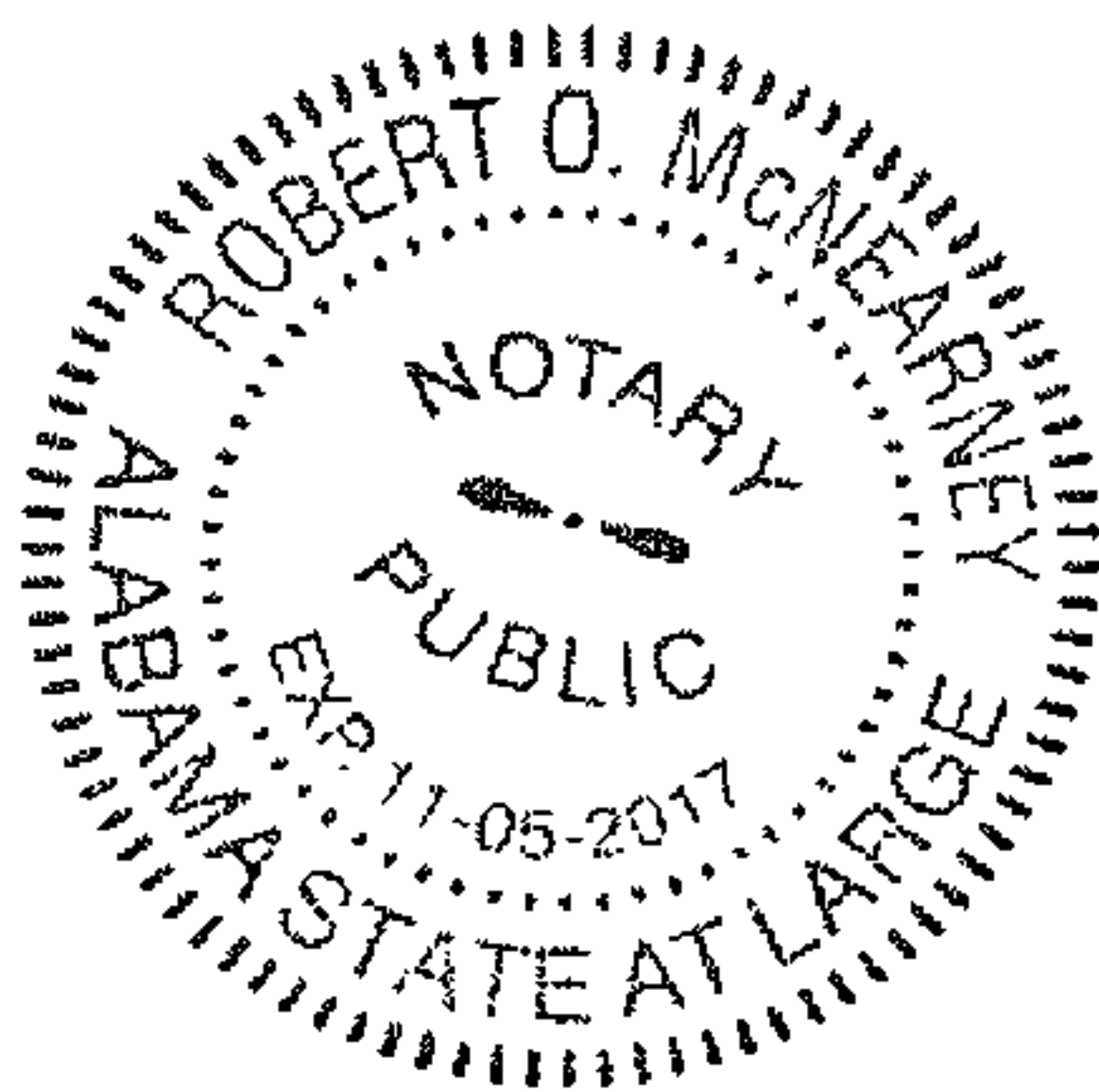
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet R. Williams, an unmarried woman, whose name is/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 the conveyance they have executed the same voluntarily on the day the same bears date.

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

Robert O. McNearney
NOTARY PUBLIC

My commission expires: 11/5/17



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 17-3983

Subject to all easements, restrictions, and rights of way of record.

Lot 31, according to the Map and Survey of Chesser Reserve, Phase I, recorded in Map Book 38, Page 115 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Reserve Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2007071000325070 in the Office of the Judge of Probate of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration" which is incorporated herein by reference in its entirety).



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2017 01:20:21 PM
\$191.00 CHERRY
20170411000122250

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.