

This Instrument was Prepared by:  
Amyc von Soebach, Esq.  
One Independence Plaza, Suite 416  
Homewood, AL 35209

Send Tax Notice To:  
Terry and Cheryl Riley  
3008 Madison lane  
Chelsea, Al 35043

After Recording Return To:  
Brightline Title of Alabama, LLC  
One Independence Plaza, Suite 416  
Homewood, AL 35209

**20170419000132810**  
**04/19/2017 01:35:40 PM**  
**DEEDS 1/3**

GENERAL WARRANTY DEED  
JOINT WITH RIGHTS OF SURVORSHIP

State of Alabama )

Know All Men by These Presents:

Shelby County )

That in consideration of the sum of One Hundred Ninety Five Thousand Dollars and No Cents (\$195,00.00), 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, Jennifer S. Saturday and Aaron Saturday, wife and husband, whose mailing address is 5136 Meadow Brook Road, Birmingham, AL 35242 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Terry W. Riley and Cheryl D. Riley, whose mailing address is 3008 Madison Lane, Chelsea, AL 35043 (herein referred to as Grantees, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 3008 Madison Lane, Chelsea, AL 35043

Lot 2-27, according to the Plat of Chelsea Park Second Sector as recorded in Map Book 34, Page 22 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 # 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park, Second Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument # 20041014000566960 (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

\$175,500.00 of the proceeds for this purchase comes from a purchase money mortgage being executed simultaneously herewith.

Source of Title: Instrument # 20051220000655920.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Map Book 34, Page 22.

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 Records.

Defects, liens, encumbrances adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective Date but prior to the date of proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons possession thereof.

Easements or claims of easements not recorded in the public records.

Easement Agreement between Chelsea Park Investments, Ltd, Properties, Ltd., as set forth in Instrument # 200040816000457750.

Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision and filed for record as Instrument #20041014000566950.

Restrictions, covenants and conditions appearing of record in Instrument # 20041014000566960. NOTE: Covenants, conditions, or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604.

Building Lines, rights of way, easements, restrictions and conditions, if any, as recorded in Map Book 34, page 22.

Release of damages as recorded in Instrument # 20050729000381300.

Right of way granted to Alabama Power Company as set out 20050203000056190.

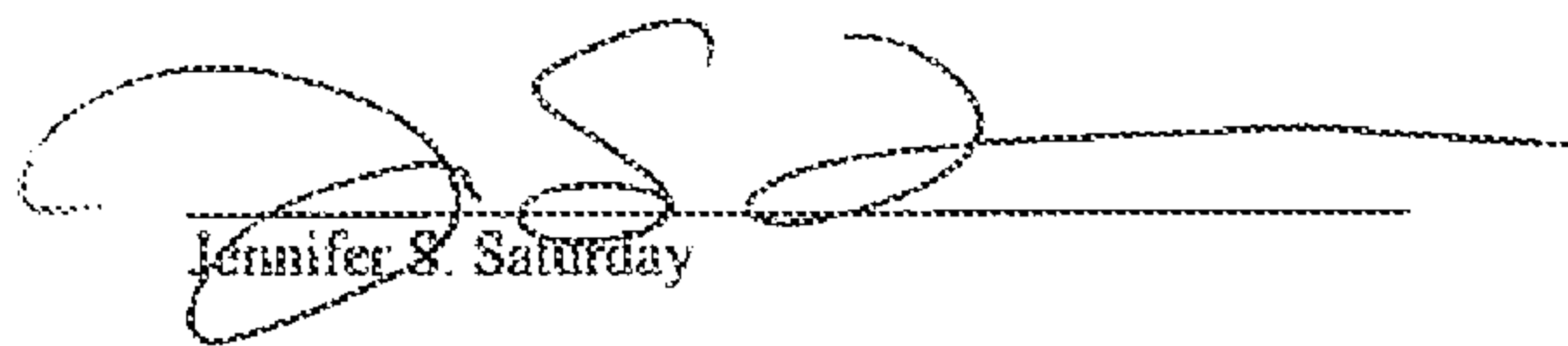
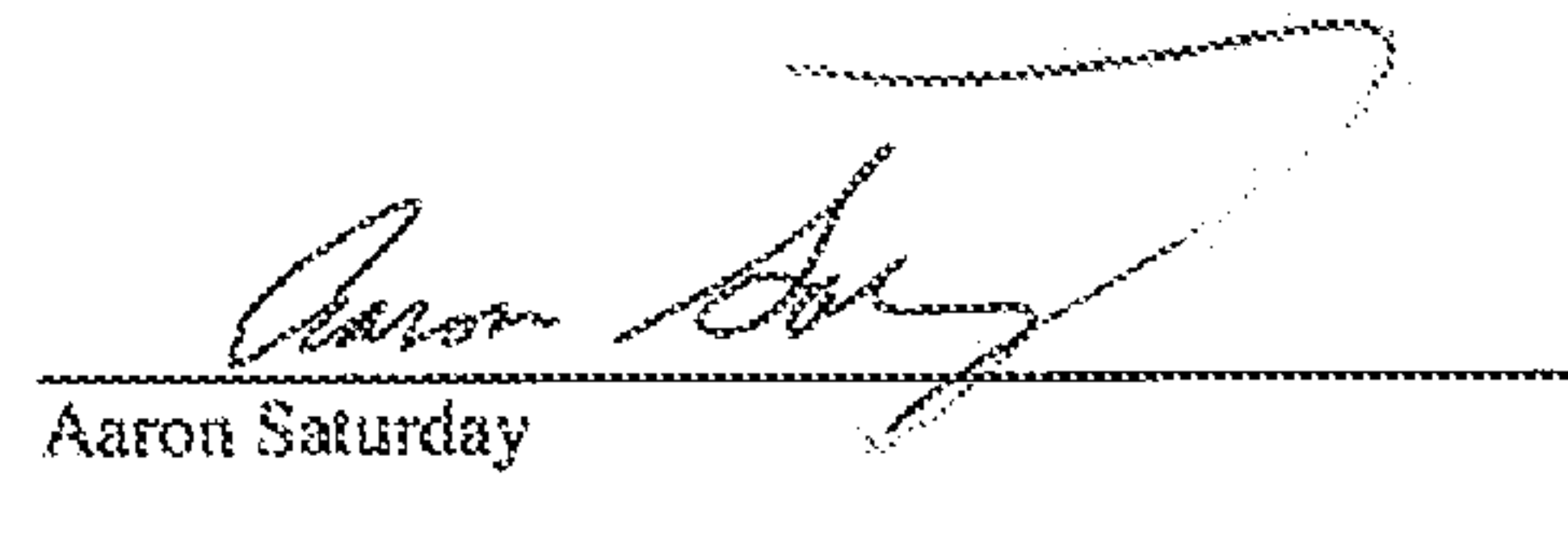
Unpaid bills for any water, sewer, and/or sanitary services.

Taxes for subsequent years are due and payable on October 1 and delinquent on December 31.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said Grantor, either in law or equity, the only proper use, benefit and behalf of unto said Grantees, 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).

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

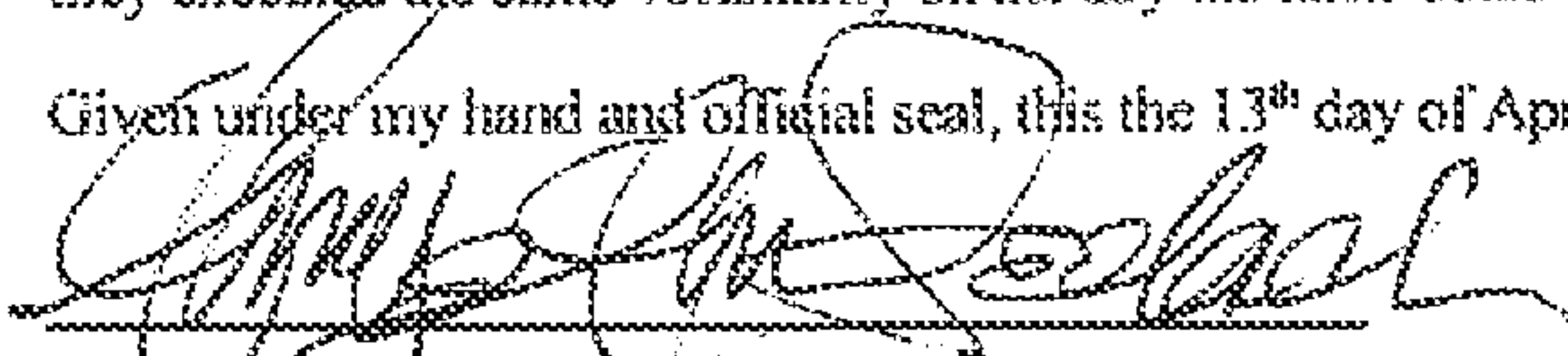
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of April, 2017.

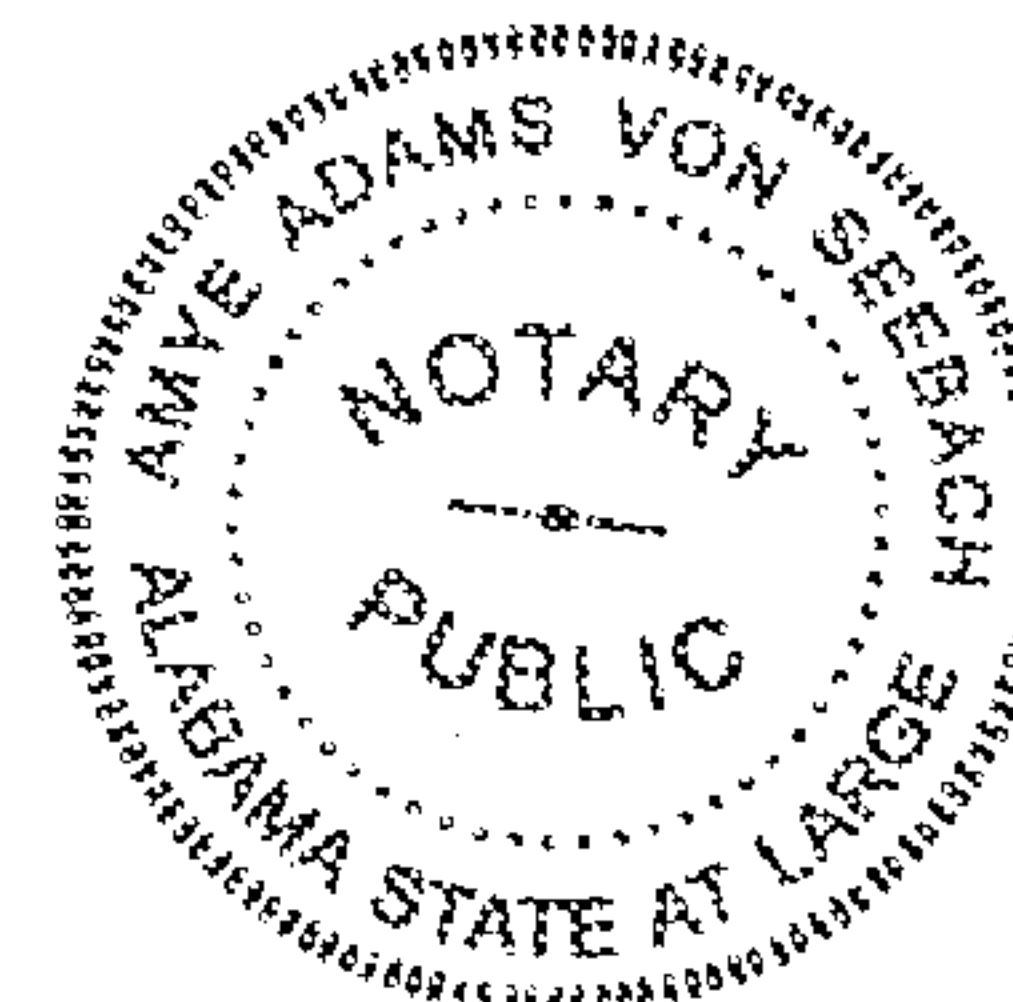
  
Jennifer S. Saturday  
  
Aaron Saturday

State of Alabama )  
Jefferson County )  
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that, Jennifer S. Saturday and Aaron Saturday, wife and husband, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of April, 2017.

  
Notary Public, State of Alabama  
Printed name of notary Amye Adams von Seebach  
My Commission Expires: \_\_\_\_\_



MY COMMISSION EXPIRES  
JUNE 17, 2017

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20170419000132810 04/19/2017 01:35:40 PM DEEDS 3/3

Grantor's Name: Aaron Saturday and Jennifer S.
Mailing Address: 5136 Meadow Brook Road
Birmingham, AL 35242

Grantee's Name: Terry W. Riley and Cheryl D. Riley
Mailing Address: 3008 Madison Lane
Chelsea, AL 35043

Property Address: 3008 Madison Lane
Chelsea, AL 35043

Date of Sale: April 13, 2017
Total Purchase Price: \$195,000.00
Actual Value: \$
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
Sales Contract Other
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 or 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: 4/13/2017
Unattested (verified by) [Signature]

Print: JENNIFER SATURDAY
Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2017 01:35:40 PM
\$40.50 CHERRY
20170419000132810

[Signature]