This instrument was prepared by:				
Clayton T. Sweeney, Attorney				
2700 Highway 280 East, Suite 160				
Birmingham, AL 35223				

Send Tax Notice To: Crystal Rogers 4981 Hawthorne Place Chelsea, AL 35043

STATE OF ALABAMA	)	STATUTORY WARRANTY DEE	Đ
COUNTY OF SHELBY	)		

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Forty Seven Thousand Dollars and 00/100 (\$247,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Embassy Homes, LLC, an Alabama limited liability company, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Crystal Rogers (hereinafter referred to as GRANTEE), heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 6-47A, according to the Amended Map of Chelsea Park 6th Sector Resurvey, as recorded in Map Book 43, Page 141, 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 the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th 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:

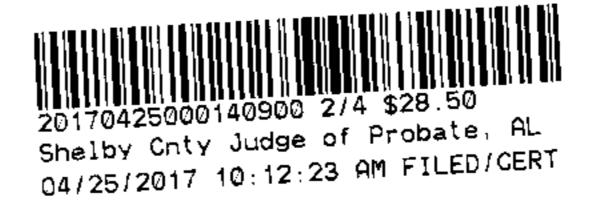
- (1) Ad Valorem taxes due and payable October 1, 2017.
- (2) Easements as shown on recorded plat in said Probate Office.
- (3) Public utility easements, building setback lines and right of ways as shown by recorded plat.
- (4) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, Page 587; Instrument No. 1997-9552 and Instrument No. 2000-94450 and corrected in Instrument No. 2001-27341 in said Probate Office.
- (5) Declaration of easements and Master Protective Covenants for Chelsea Park appearing of record in Instrument No. 2004-56695 and Instrument No. 2006-351160 and all covenants, conditions, restrictions and liens for assessments contained therein.
- (6) Notice of final assessments by the Chelsea Park Improvement District One as recorded in Instrument No. 20050209000066520; District Two recorded in Instrument No. 20050209000065530 and District Three recorded in Instrument No. 20050209000065540 in said Probate Office.
- (7) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460 in said Probate Office.
- (8) Certificate of Incorporation of The Chelsea Park Cooperative District as recorded in Instrument No. 20050714000353260 in said Probate Office.
- (9) Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvement District One Articles of Incorporation as recorded in Instrument No. 20041223000699620, in said Probate Office.
- (10) Supplemental Declaration and amendment to Declaration of Covenants for Chelsea Park First Sector Phase 3 and 4 as recorded in Instrument No. 20060605000263850 in said Probate Office.
- (11) Declaration of Restrictive Covenants as set out in Instrument No. 20030815000539670 and Instrument No. 20051222000659740 in said Probate Office.

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- (12) Conservation easement and restrictive covenants as recorded in Instrument No. 20031222000822880 and Instrument No. 20041228000703980 and Instrument No. 20041228000703990, in said Probate Office.
- (13) Easement Agreement as recorded in Instrument No. 20040816000457750 in said Probate Office.
- (14) Restrictive Covenants and grant of land easements to Alabama Power Company recorded in Instrument No. 20060828000422540 (Sector 6, Phase 1) and Instrument No. 20060630000314940 in said Probate Office.
- (15) Release from damages as recorded in Instrument No. 20060424000189000 and Instrument No. 20060720000351150 in said Probate Office.
- (16) Easement to Level 3 Communications, LLC recorded in Instrument No. 2000-0007 and Instrument No. 2000-0671 in said Probate Office.
- (17) Easement to Colonial Pipeline Company recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324, in said Probate Office.
- (18) Easements, covenants, conditions, restrictions and reservations and agreements recorded in Instrument No. 20040816000457750 in said Probate Office.
- (19) Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065530 in said Probate Office.
- (20) Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvement District Two Articles of Incorporation as recorded in Instrument No. 20041223000699630 in said Probate Office.
- Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in Instrument No. 20041014000566950 in said Probate Office, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument No. 200413 at Page 8336 in said Probate Office.
- (22) Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670 in said Probate Office.
- (23) Right of way granted to Alabama Power Company as set forth in Instrument No. 20060630000314940; Instrument No. 20050203000056210 and Instrument No. 20060828000422650 in said Probate Office.
- (24) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20061229000634390 in said Probate Office.
- (25) Release from damages contained in deed recorded in Instrument No. 20110915000274030 in said Probate Office.
- (26) Sewer Service Agreement recorded in Instrument No. 2012/42775 in said Probate Office.
- (27) Restrictions appearing of record in Instrument No. 2004/56697 and Instrument No. 2011/35531 in said Probate Office.

\$242,526.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.



TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, heir and assigns.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 13th day of April, 2017.

**Embassy Homes, LLC** 

an Alabama limited liability company

Clark Parker, Managing Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clark Parker, whose name as Managing Member of Embassy Homes, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

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

NOTARY PUBLIC

My Commission Expires: 06/02/2019

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## Real Estate Sales Validation Form

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

Grantor's Name	Embassy Homes, LLC		Grantee's Name	Crystal Rogers				
	5406 Hwy. 280, Ste. C101			4981 Hawthorne Place				
Mailing Address	Birmingham, AL 35242		Mailing Address	Chelsea, AL 35043				
	4981 Hawthorne Place							
Property Address	Chelsea, AL 35043		Date of Sale	April 13, 2017				
. ,								
			Total Purchase Price	\$_247,000.00				
			or					
			Actual Value	\$				
			or					
			Assessor's Market Value	\$				
•	r actual value claimed on this form o			itary evidence:				
(check one) (Record	lation of documentary evidence is no	ot required						
☐ Bill of Sale			Appraisal Other					
<ul><li>☐ Sales Contract</li><li>☑ Closing Statemer</li></ul>	nt		Deed					
_				Constant of the constant of th				
If the conveyance doos is not required.	cument presented for recordation co	ntains all c	of the required information re	ferenced above, the filing of this form				
<u> ·   ·                          </u>		Instruc						
Grantor's name and mailing address.	mailing address - provide the nam	e of the p	erson or persons conveying	g interest to property and their current				
Grantee's name and	mailing address - provide the name	of the pers	on or persons to whom interes	est to property is being conveyed.				
Property address - the property was conveyed	, ,	being con	veyed, if available. Date of \$	Sale - the date on which interest to the				
Total purchase price offered for record.	- the total amount paid for the purch	ase of the	property, both real and pers	onal, being conveyed by the instrument				
Actual value - if the poffered for record. The	roperty is not being sold, the true value is may be evidenced by an appraisa	alue of the I conducte	property, both real and persed by a licensed appraiser or	onal, being conveyed by the instrument the assessor's current market value.				
the property as deter	d and the value must be determined mined by the local official charged w be penalized pursuant to <u>Code of Al</u>	vith the res	ponsibility of valuing propert	alue, excluding current use valuation, of y for property tax purposes will be used				
I attest, to the best of that any false statem (h).	my knowledge and belief that the in ents claimed on this form may result	formation t in the imp	contained in this document is position of the penalty indicate	s true and accurate. I further understand ted in <u>Code of Alabama 1975</u> § 40-22-1				
			Embassy Homes, LLC					
Date	<del>.</del>	Р	rint <u>by: Clark Parker, Mana</u>	aging Member				
			11/	/				
Unattested	(verified by)	S	ign(Grantor/Grantee/C	Owner/Agent) circle one				
	(vermed by)		(Oranion Oranies/C	zamonzagona, on olo ono				
	<b>*• • • • •</b> • • • • • • •							

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