

Send tax notice to:
BEVERLY S. WALLACE
3020 MADISON 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
Shelby COUNTY

2017210

20170504000155410
05/04/2017 01:00:26 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Three Thousand and 00/100 Dollars (\$193,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROY BERRYMAN and MARANDA B. BERRYMAN, husband and wife **whose mailing address** is: 2116 Edsall Drive Sterrett AL 35147 (hereinafter referred to as "Grantors") by BEVERLY S. WALLACE and TODD WALLACE **whose property address** is: 3020 MADISON 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-30 according to the Plat of Chelsea Park, 2nd 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 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. 20041014000566960 (which, together with a 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 yet due and payable until October 1, 2017.
2. Easement and building lines as shown on plat recorded in Map Book 34, Page 22, in the Probate Office of Shelby County, Alabama.
3. 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.
4. Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960.
5. Easement Agreement between Chelsea Park Investments, Ltd., and Chelsea Park Inc., and Chelsea Park Properties, Ltd., as set forth in Instrument #20040816000457750.

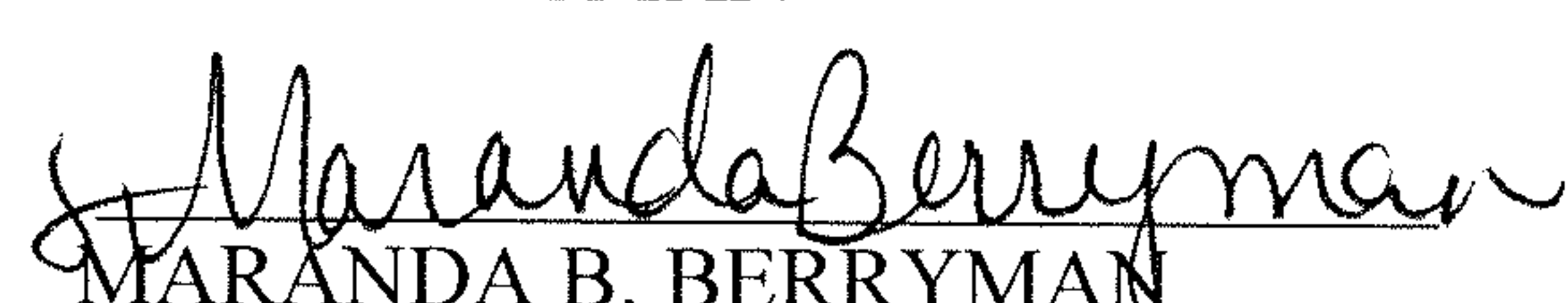
6. Easement to Alabama Power Company as recorded in Instrument No. 20050203000056190, in the Probate Office of Shelby County, Alabama.
7. Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000422750.
8. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 2004122300069920 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065520.

\$96,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of May, 2017.

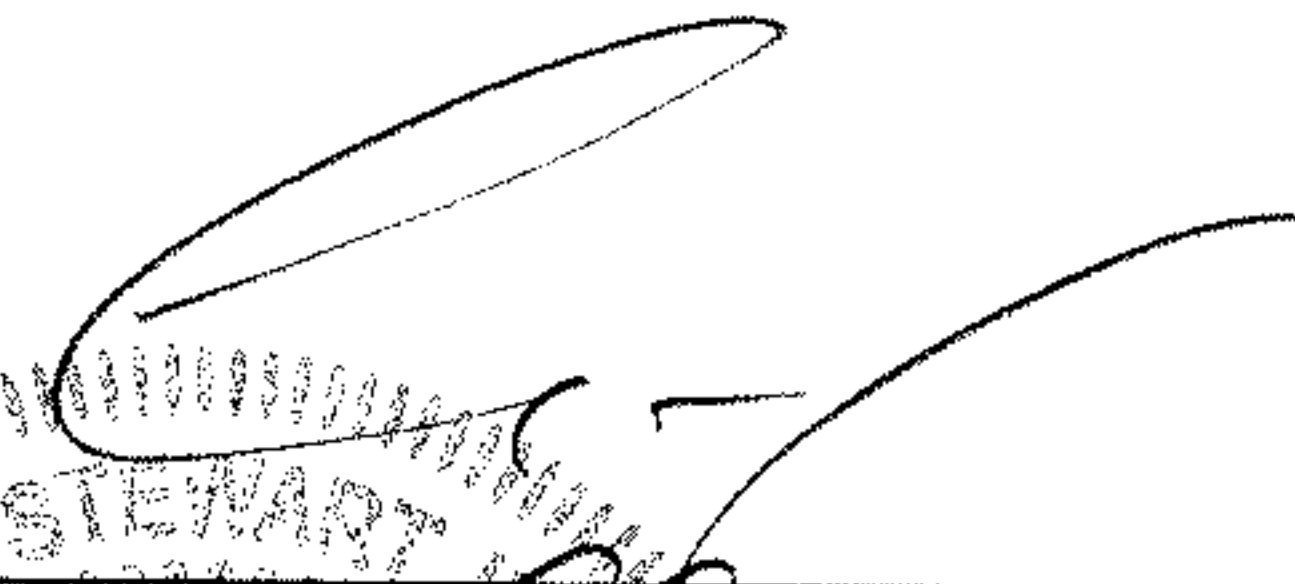


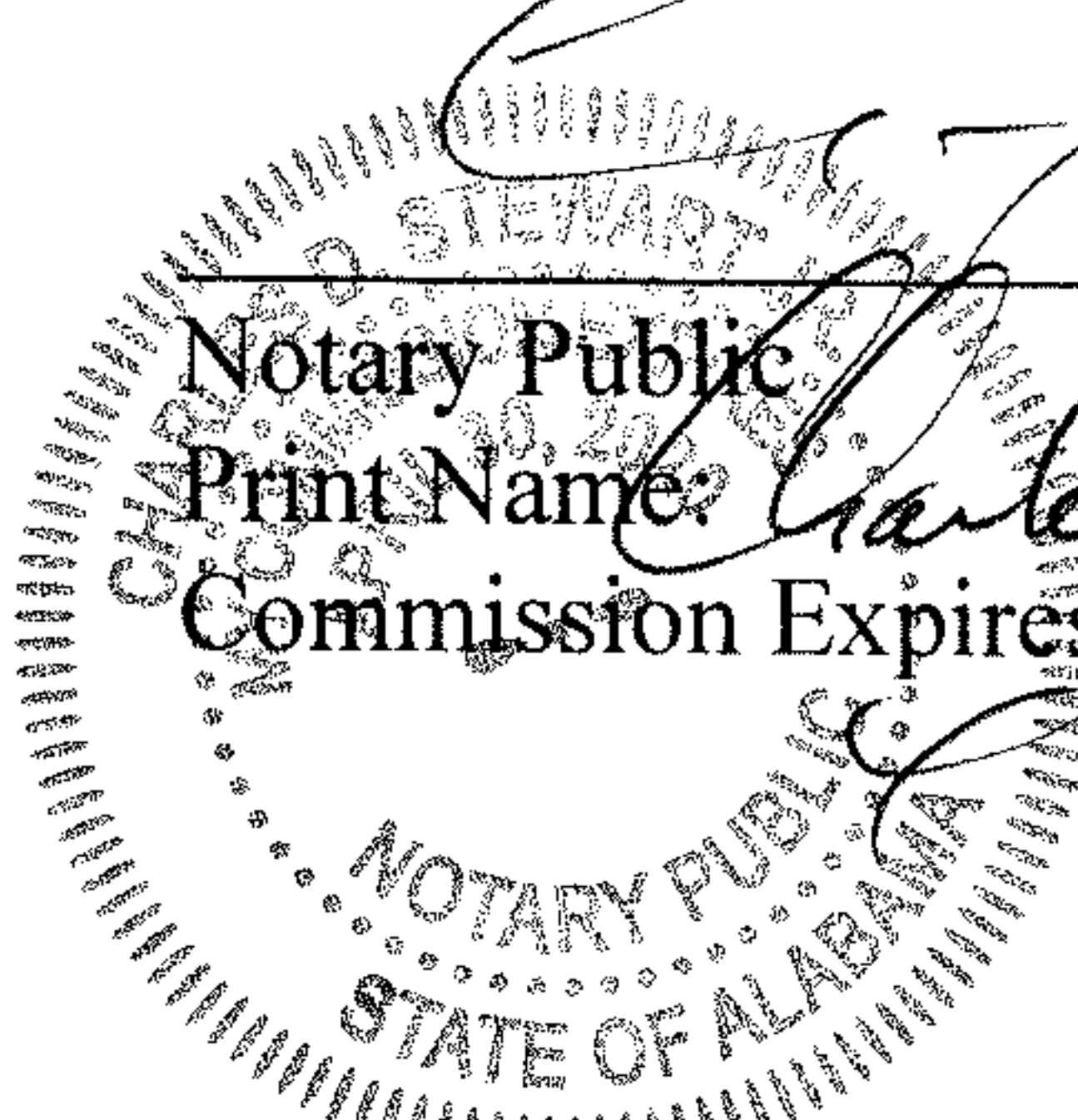
ROY BERRYMAN

MARANDA B. BERRYMAN

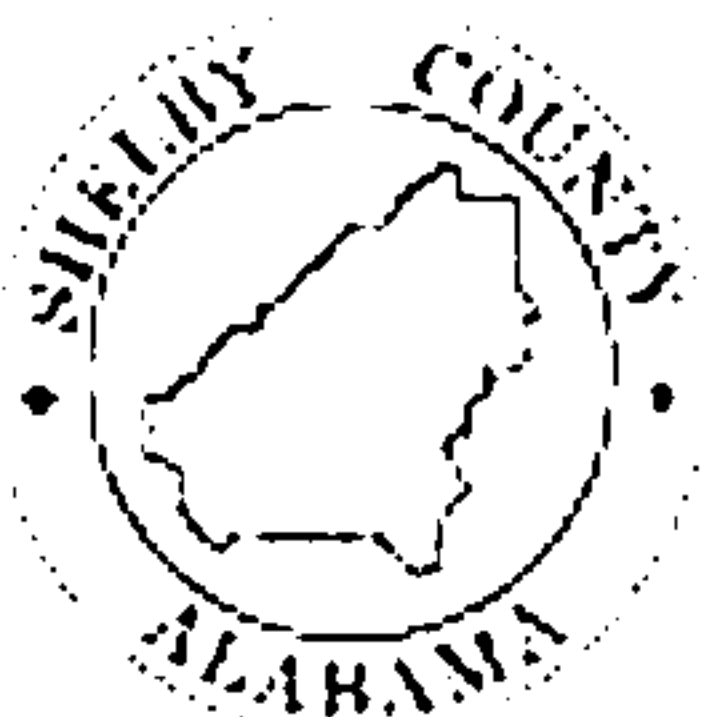
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROY BERRYMAN and MARANDA B. BERRYMAN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of May, 2017.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30 20




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2017 01:00:26 PM
\$115.00 CHERRY
20170504000155410

