

Send tax notice to:

Joseph Brien Martin and Kristin Richardson Martin
1076 Springfield Dr.
Chelsea, AL 35043
BHM1700439

State of Alabama
County of Shelby

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

20170530000188270

05/30/2017 03:50:38 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Three Thousand Five Hundred Forty and 00/100 Dollars (\$193,540.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Jason E. Taylor and Katie V. Taylor**, husband and wife, whose mailing address is 120 LIBERTY CV., CHELSEA, AL 35043, (hereinafter referred to as "Grantors"), by **Joseph Brien Martin and Kristin Richardson Martin**, whose mailing address is 1076 Springfield Dr., Chelsea, AL 35043, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the address of which is **1076 Springfield Dr., Chelsea, AL 35043**, to-wit:

Lot 7-249, according to the Plat of Chelsea Park 7th Sector, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

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 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

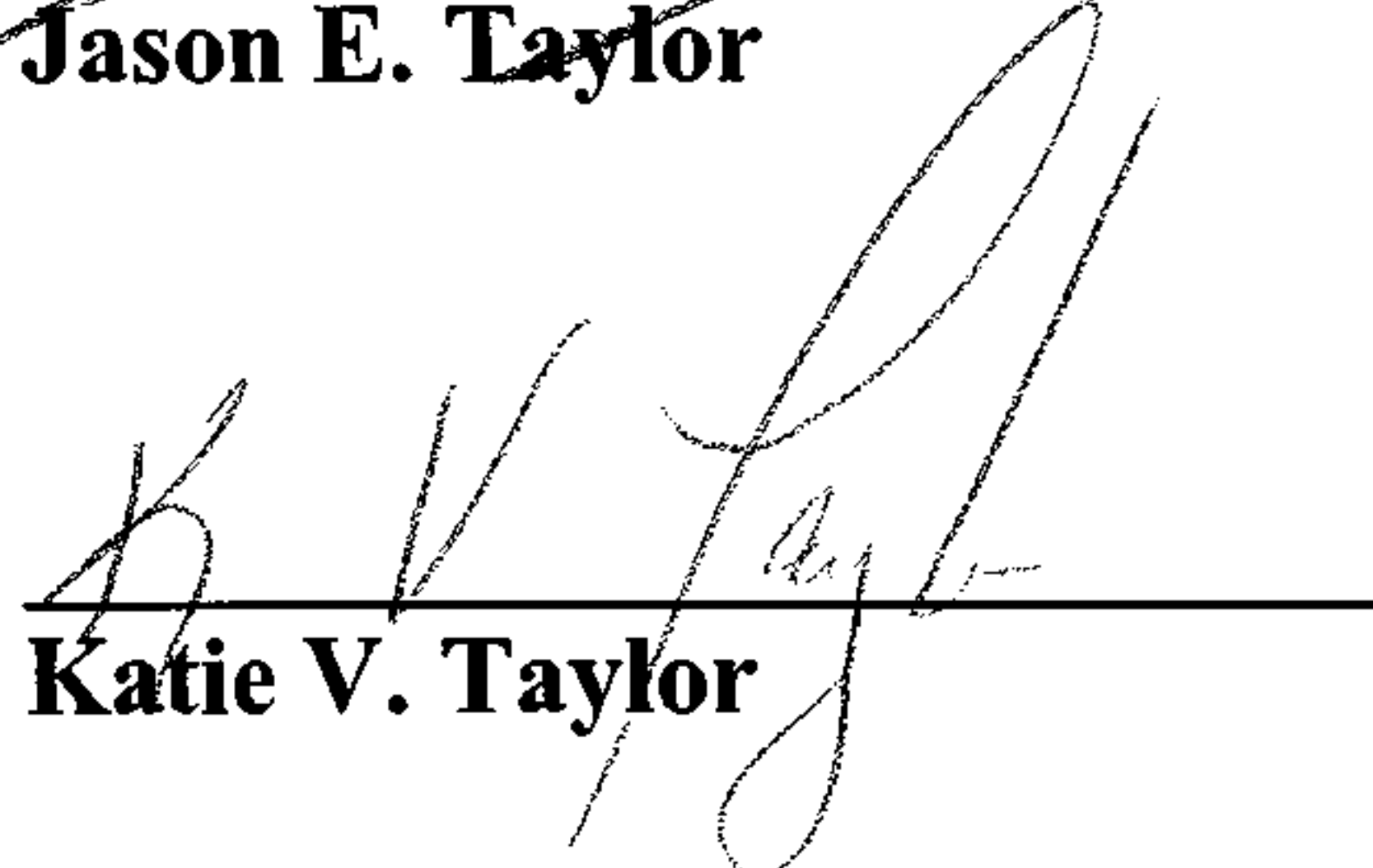
\$190,034.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, **Jason E. Taylor and Katie V. Taylor**, have hereunto set their signatures and seals on May 26, 2017.


Jason E. Taylor


Katie V. Taylor

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason E. Taylor and Katie V. Taylor**, 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 26 day of MAY, 2017.

(NOTARIAL SEAL)




Notary Public

Print Name: CAITLIN HARDEE GRAHAM
 Commission Expires: APR. 14, 2019



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/30/2017 03:50:38 PM
 \$22.00 CHARITY
 20170530000188270

