

20170605000197160
06/05/2017 01:55:04 PM
DEEDS 1/3

Send tax notice to:
WILLIAM BLAKE FORD
678 CHELSEA STATION CIRCLE
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

2017280

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRANDEN J. ENICH and FAYE M. ENICH, Husband and Wife **whose mailing address** is: 1204 Gardenia Lane, Clarksville, TN 37043 (hereinafter referred to as "Grantors") by WILLIAM BLAKE FORD and BRITTANY MALEIGH BALLARD FORD **whose property address** is: 678 Chelsea Station Circle, 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 99, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

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. 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 Shelby Real 45, Page 303, in the Probate office of Shelby County, Alabama.

3. Subject to Declaration of Protective Covenants, conditions and restrictions for Chelsea Station, a Residential Subdivision dated as of August 27, 2007 and recorded in Inst No 20070829000407640, 1st Amendment in Inst No 20100430000162190, 2nd Amendment recorded in Inst No 20101008000335460 and 3rd Amendment recorded in Inst No 20120606000198470, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Building lines, easements and restrictions as shown on the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.
5. Sanitary Sewer Agreement between Double Oak Water Reclamation, Inc. and Chelsea Station, LLC as recorded in Inst 20060816000399780, in the Probate Office of Shelby County, Alabama.
6. Rights, easements, covenants and restrictions to Alabama Power Company by instrument dated September 21, 1987 as referenced in Inst No 1994-36503, in the Probate Office of Shelby County, Alabama.
7. Perpetual Non-exclusive easement for ingress/egress recorded in Inst No 20120814000300900, in the Probate Office of Shelby County, Alabama.
8. Assignment and Assumption of Developers Rights recorded in Inst No 20120814000300900, in the Probate Office of Shelby County, Alabama.
9. Memorandum of Sewer Service Agreement regarding Chelsea Station recorded in Inst No 20121102000422210, in the Probate Office of Shelby County, Alabama.
10. Easement to Alabama Power Company recorded in Inst No 20070418000180100, in the Probate Office of Shelby County, Alabama.

\$261,250.00 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 ~~1st day of June, 2017~~ 26th day of May, 2017

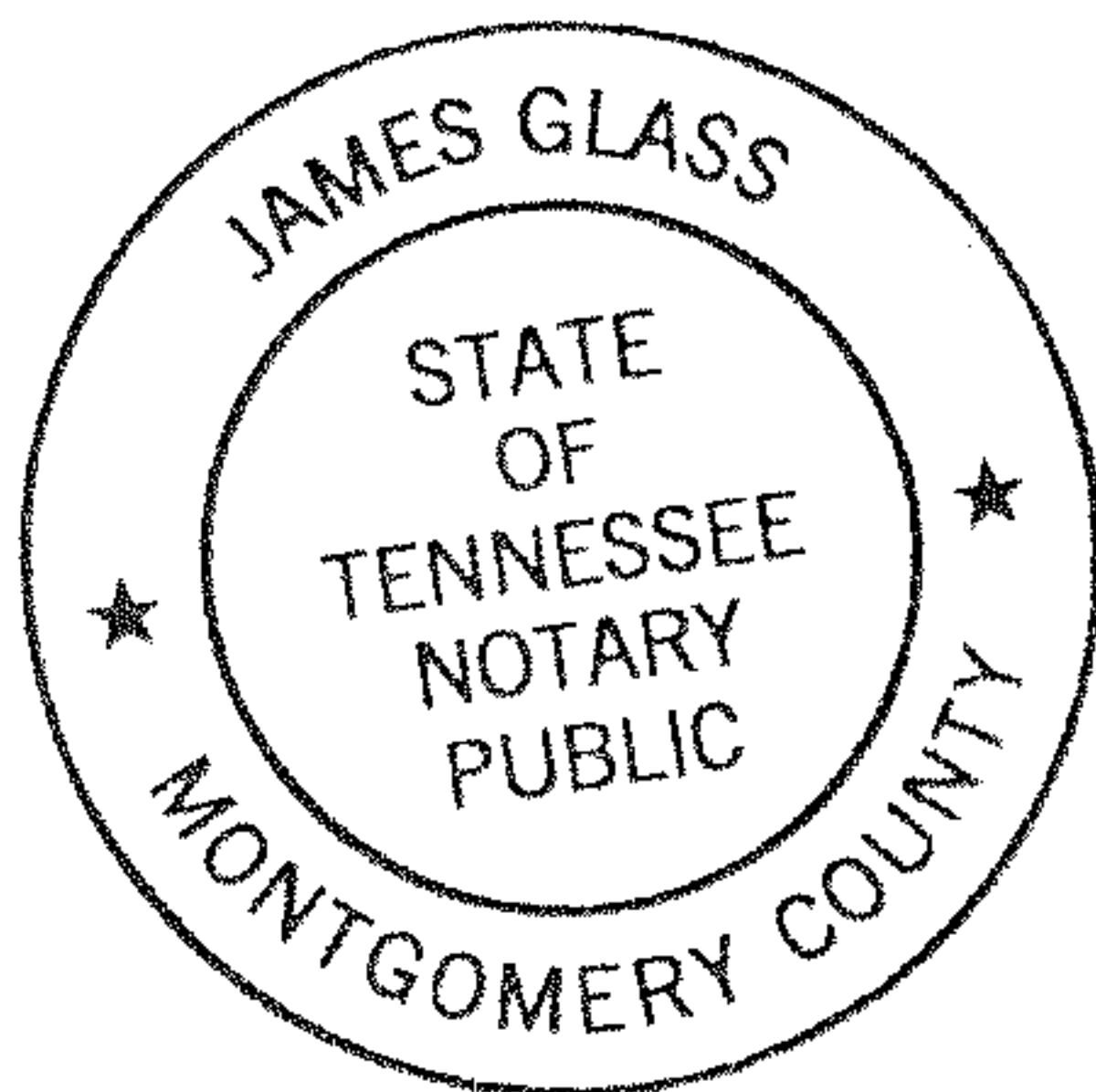

BRANDEN J. ENICH

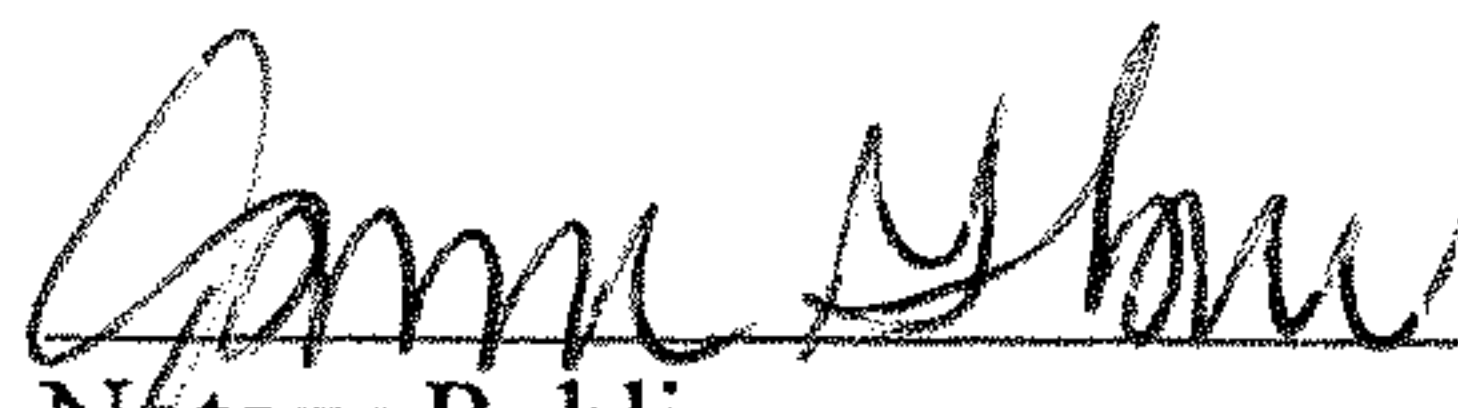

FAYE M. ENICH

STATE OF TN
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRANDEN J. ENICH and FAYE M. ENICH 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 26th day of May, 2017.




Notary Public
Print Name: James Glass
Commission Expires: 02/18/2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2017 01:55:04 PM
\$35.00 CHERRY
20170605000197160

