

20170815000295750
08/15/2017 03:16:53 PM
DEEDS 1/2

Send tax notice to:
Gary J. Coole & Beth A. Steger-Coole
3064 Chelsea Park Ridge
Chelsea, AL 35043
PEL1700474

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Eight Thousand and 00/100 Dollars (\$248,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Wilson Monroe Creel and Nancy R. Creel, Husband and Wife**, whose mailing address is:

411 Maple Ridge White, GA 30184 (hereinafter referred to as "Grantors"), by **Gary J. Coole and Beth A. Steger-Coole** (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, to-wit:

Lot 4-31, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate 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 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

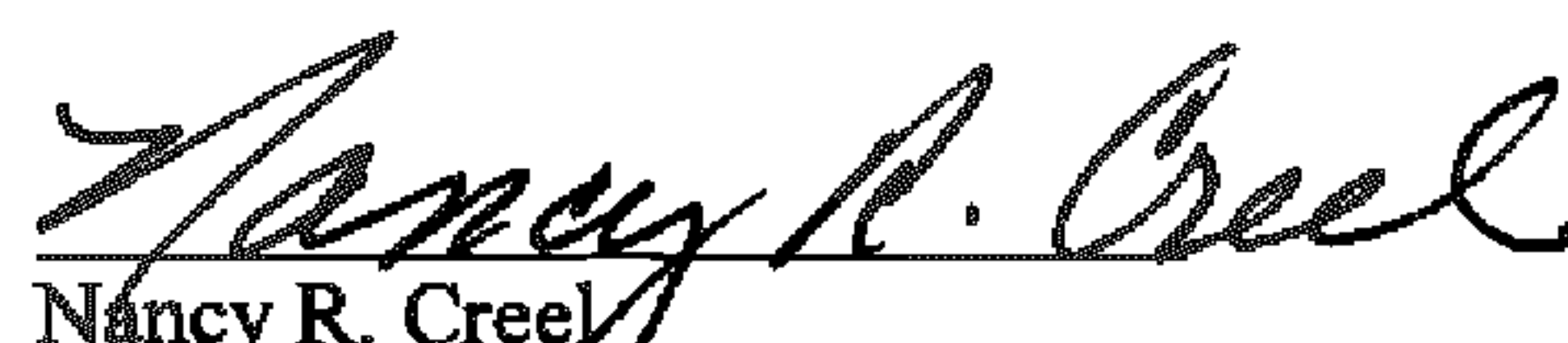
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 Wilson Monroe Creel and Nancy R. Creel have hereunto set their signatures and seals on August 1, 2017.


Wilson Monroe Creel


Nancy R. Creel



STATE OF ALABAMA
COUNTY OF Shelby

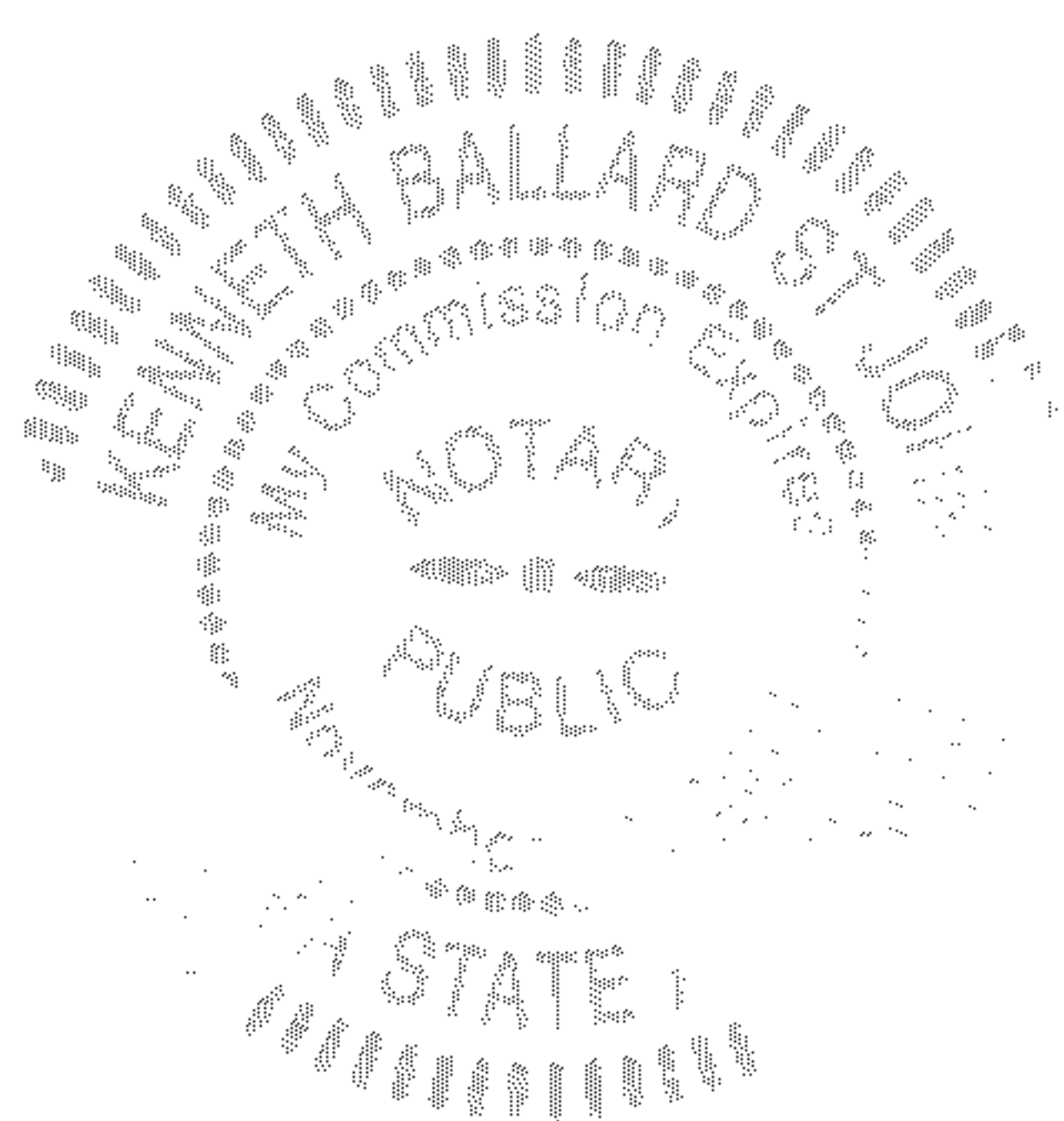
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/15/2017 03:16:53 PM
\$266.00 CHERRY
20170815000295750




I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilson Monroe Creel and Nancy R. Creel, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018