

20170818000301750
08/18/2017 03:23:36 PM
DEEDS 1/2

Send tax notice to:
Brenda Susan Huff
344 Chesser Park Dr
Chelsea, AL 35043
TVL1700240

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

STATE OF ALABAMA
Shelby COUNTY

PLANNED DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Seven Thousand and 00/100 Dollars (\$197,000.00) in hand paid to the undersigned, Kristen M. Coley aka Kristen Bailey, an unmarried woman (hereinafter referred to as "Grantor"), by Brenda Susan Huff (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Survey of Cottages at Chesser Phase 1, as recorded in Map Book 33, Page 43, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Map Book 33, Page 43, Instrument No. 20040511000248510, Instrument No. 20040615000322690, First Amendment to Declaration as recorded in Instrument No. 20091008000381600, Second Amendment to Declaration recorded in Instrument No. 20120114000022010, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

Kristen Bailey is one and the same person as Kristen M. Coley the grantee in that certain deed recorded in Instrument No. 20140409000101680

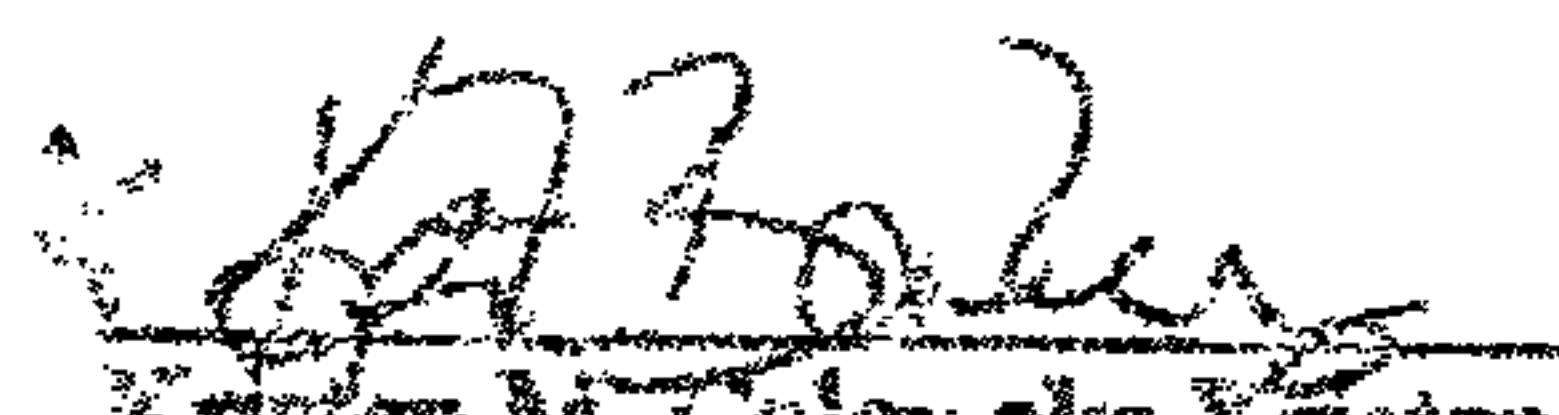
SUBJECT TO:
AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS ARE EXCEPTED.

\$127,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 11 day of August, 2017.

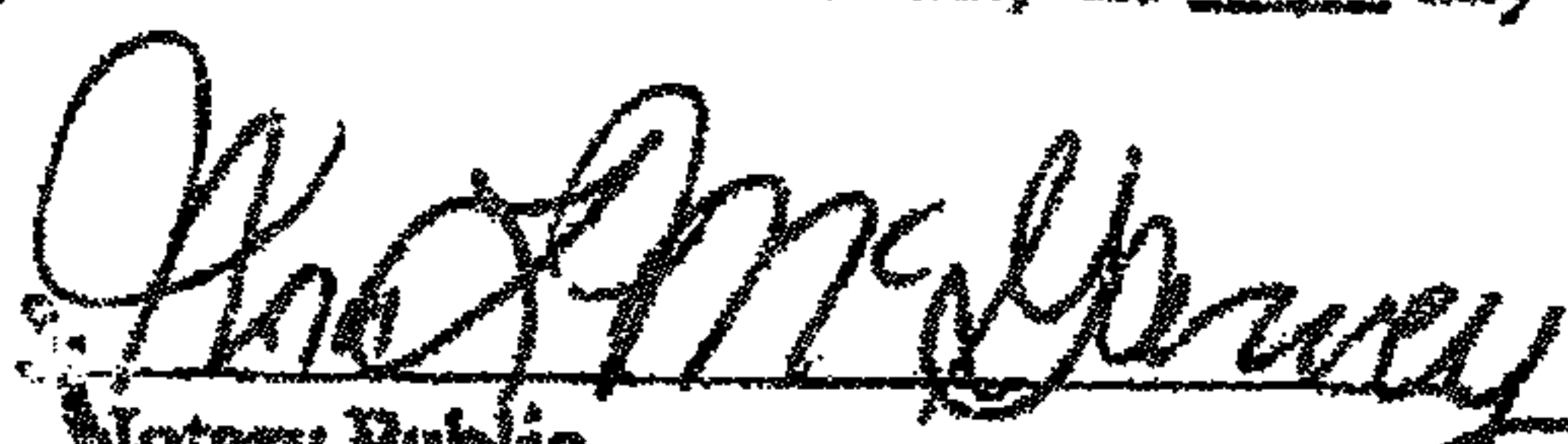

Kristen M. Coley aka Kristen Bailey

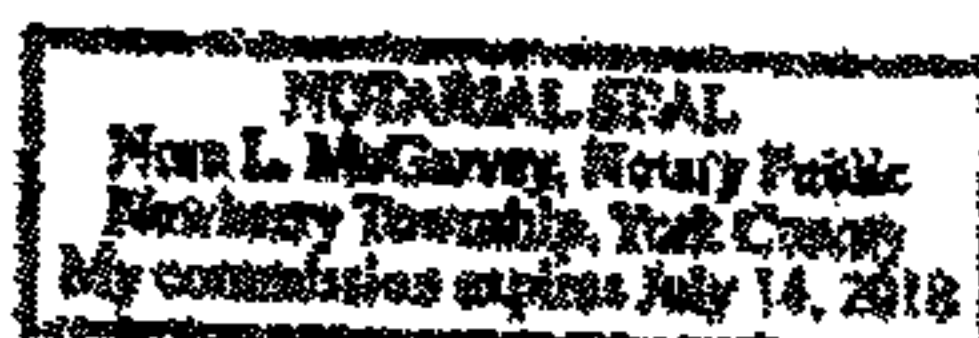
STATE OF Pennsylvania
COUNTY OF York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristen M. Coley AKA Kristen Bailey, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 11 day of August, 2017.

(Notary Seal)


Notary Public
Print Name: NICOLE MCGARVEY
Commission Expires: 07/14/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2017 03:23:36 PM
\$88.00 CHERRY
20170818000301750

