

Send tax notice to:
BRANDON PRESTON MARLEY
1025 CRAWFORD COURT
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

2017567

WARRANTY DEED

20171003000360670
10/03/2017 02:24:53 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$159,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RACHEL A. GARRETT and CHRISTOPHER J. GARRETT, WIFE & HUSBAND**, whose mailing address is: 5124 Meadow Brook Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by **BRANDON PRESTON MARLEY and ELIZABETH GREER MADDOX-MARLEY** whose property address is: 1025 CRAWFORD COURT, 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, to-wit:

Lot 6-89, according to the Survey of Chelsea Park, 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use of the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument 20041014000566950, and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector as recorded in Instrument 20111130000360960, in the Probate Office of Shelby County, Alabama (which, together with 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.

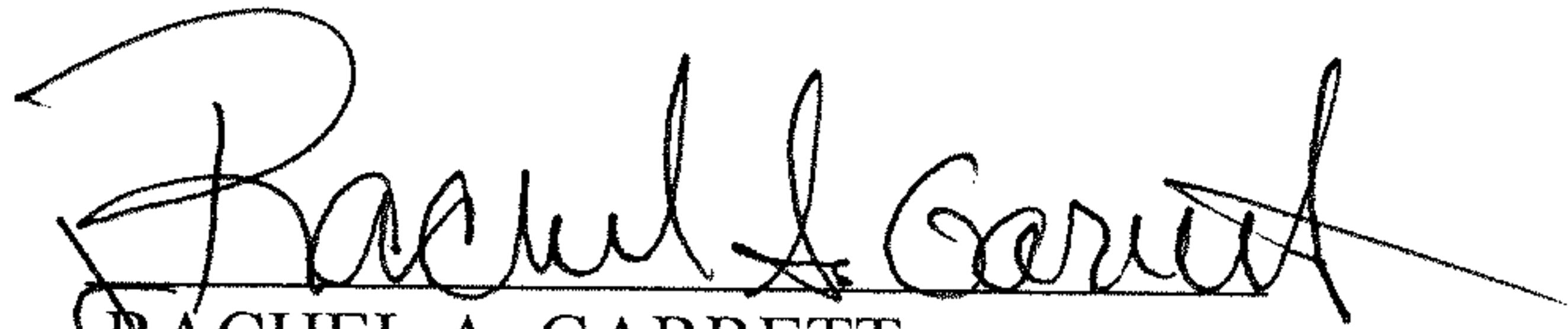
2. Building lines, easements and restrictions as shown on the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, page 13 in the Probate Office of Shelby County, Alabama.
3. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument 20041223000699620, in the Probate Office of Shelby County, Alabama.
4. Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument 20050714000353260, in the Probate Office of Shelby County, Alabama.
5. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument 20041014000566950, in the Probate Office of Shelby County, Alabama.
6. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector as recorded in Instrument 20111130000360960, in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Chelsea Park Residential Association, Inc., recorded in Instrument 200413/8336, in the Probate Office of Jefferson County, Alabama.
8. Easement to Level 3 Communications, LLC, recorded in Instrument 2000-0007 and Instrument 2000-0671, in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552; Instrument 2000-4450 and Instrument 2001-27341, in the Probate Office of Shelby County, Alabama.
10. Easement to U.S. Alliance for road, as set out in Instrument 2000-4454, in the Probate Office of Shelby County, Alabama.
11. Permanent Easement for water mains and/or Sanitary Sewer Main to the City of Chelsea as recorded in Instrument 20040120000033550, in the Probate Office of Shelby County, Alabama.
12. Conservation Easement and Declaration of Restrictions and Covenants recorded in Instrument 20041228000703980; Instrument 20041228000703990 and in Instrument 20041228000703970, in the Probate Office of Shelby County, Alabama.
13. Easement Agreement between Chelsea Park Investments Ltd, Chelsea Park Inc, and Chelsea Park Properties Ltd as set out in Instrument 20040816000457750, in the Probate Office of Shelby County, Alabama.
14. Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, page 111, in the Probate Office of Shelby County, Alabama.
15. Memorandum of Sewer Service Agreements Regarding Chelsea Park with Double Oak Water Reclamation LLC as recorded in Instrument 20121107000427750, in the Probate Office of Shelby County.
16. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company, as recorded in Instrument 2006088000422540 and Instrument 20070517000231130, in the Probate Office of Shelby County.
17. Release of Damages as recorded in Instrument 20070509000215810 and Instrument 20070809000373520, in the Probate Office of Shelby County, Alabama.

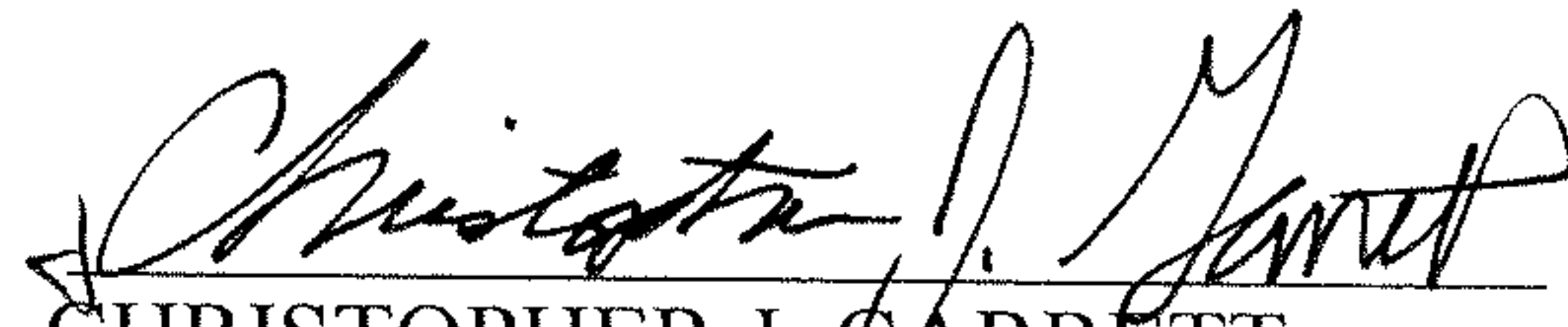
\$157,003.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 29th day of September, 2017.

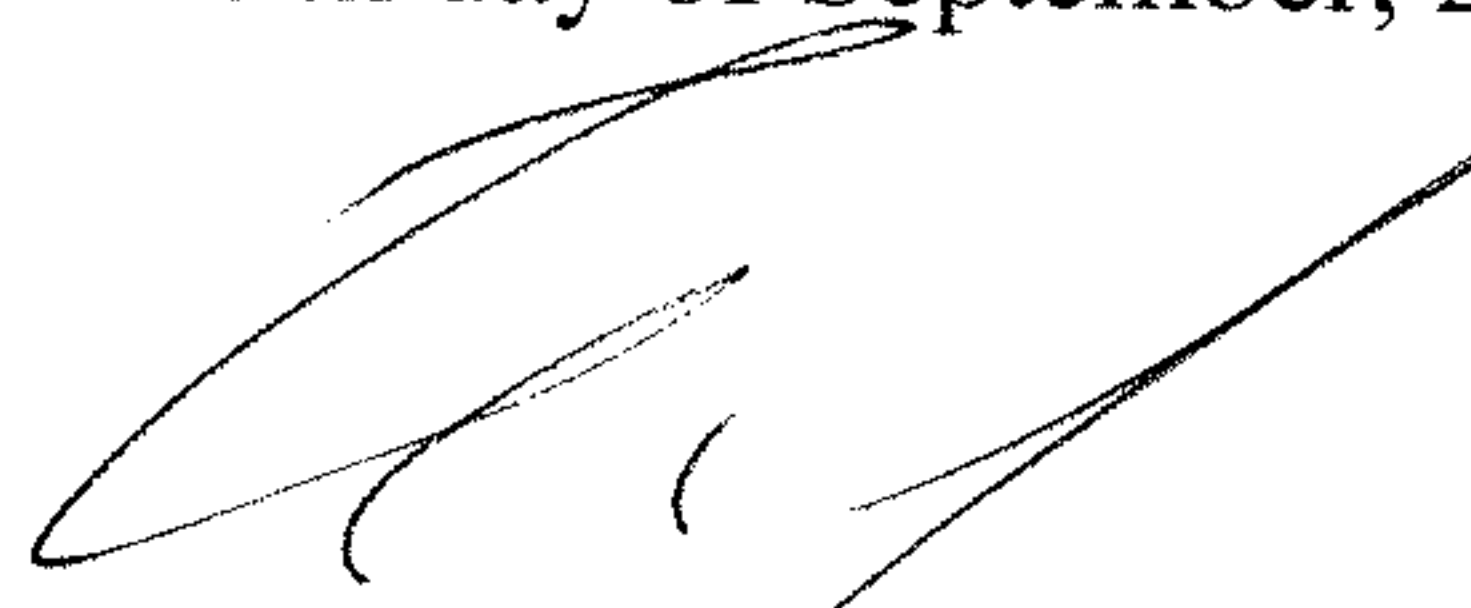

RACHEL A. GARRETT

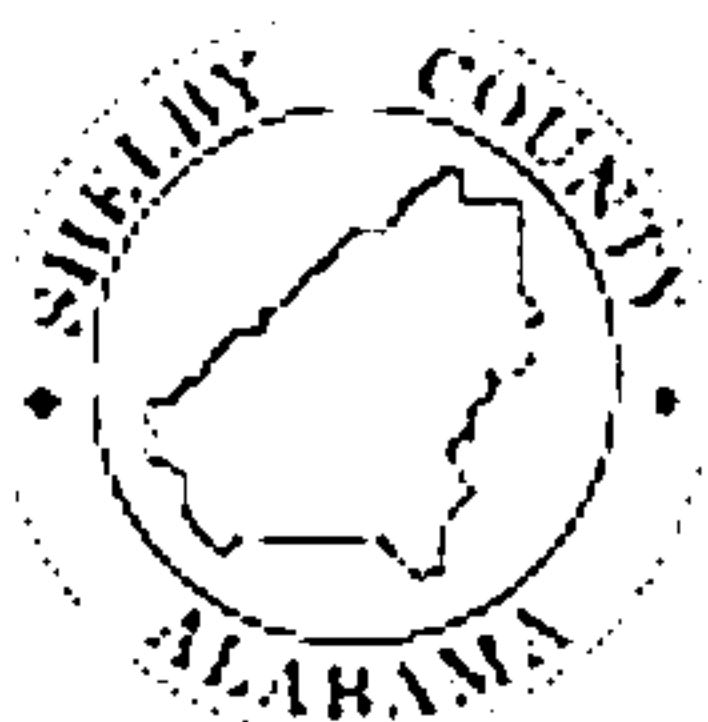

CHRISTOPHER J. GARRETT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RACHEL A. GARRETT and CHRISTOPHER J. GARRETT 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 29th day of September, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 02:24:53 PM
\$24.00 CHERRY
20171003000360670

