

Send tax notice to:
BEVERLY H DENNEY
312 CHESSER PARK DRIVE
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

2017655

20171107000404380
11/07/2017 01:28:41 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHRISTOPHER R DISHON and JULIA ANNE HULL, HUSBAND AND WIFE whose mailing address is: 500 10TH Ave. S. Birmingham, AL 35205 (hereinafter referred to as "Grantors") by BEVERLY H DENNEY whose property address is: 312 CHESSER PARK DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 71, ACCORDING TO THE SURVEY OF COTTAGES AT CHESSER,
PHASE 1, AS RECORDED IN MAP BOOK 33, PAGE 45, IN THE OFFICE OF
THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Cottages at Chess, Phase I recorded in Map Book 33, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. The Chess Plantation Residential Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #2002-10788.
5. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #20040511000248910.
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 127, Page 317.
7. Easements to Alabama Power Company as recorded in Instrument #20030612000368390.
8. Reciprocal Easement Agreement as recorded in Instrument #20030429000262650.

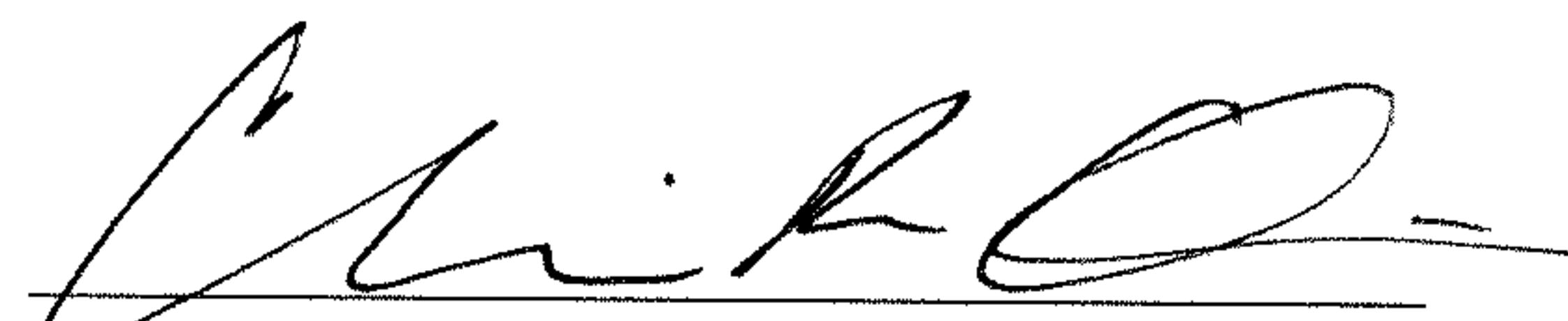
9. Release of damages as recorded in Instrument #20050608000278680 and Instrument #20051004000517400.
10. Restrictive Covenants and Grant of Land Easement to Alabama Power Company as recorded in Instrument #2004062900035550.
11. Articles of Incorporation of Cottages at Chessler Owners Association, Inc., as recorded in Instrument #200406/9975.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

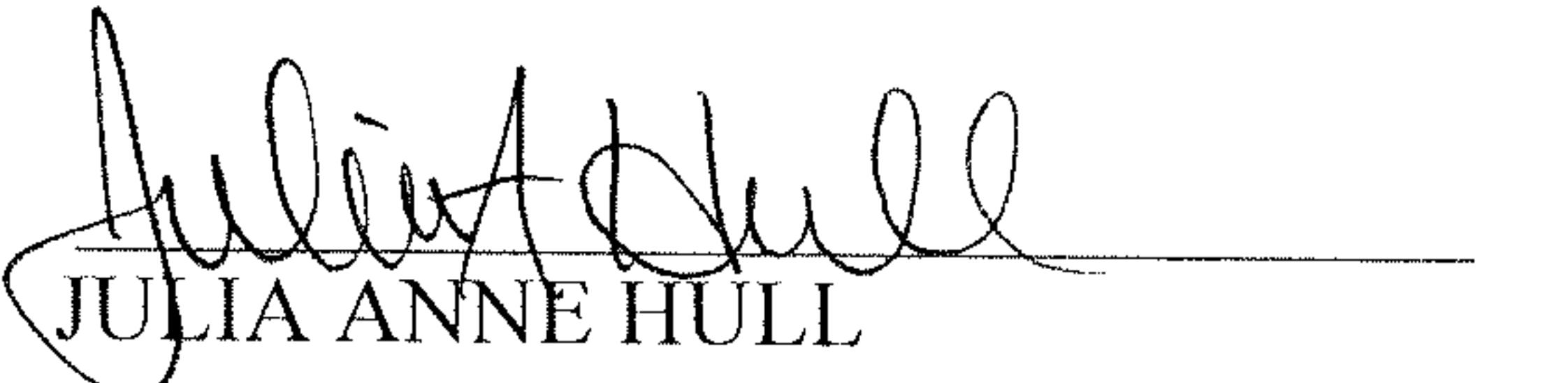
Julia Ann Hull and Julia Dishon are one and the same person.

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 3rd day of November, 2017.



CHRISTOPHER R DISHON

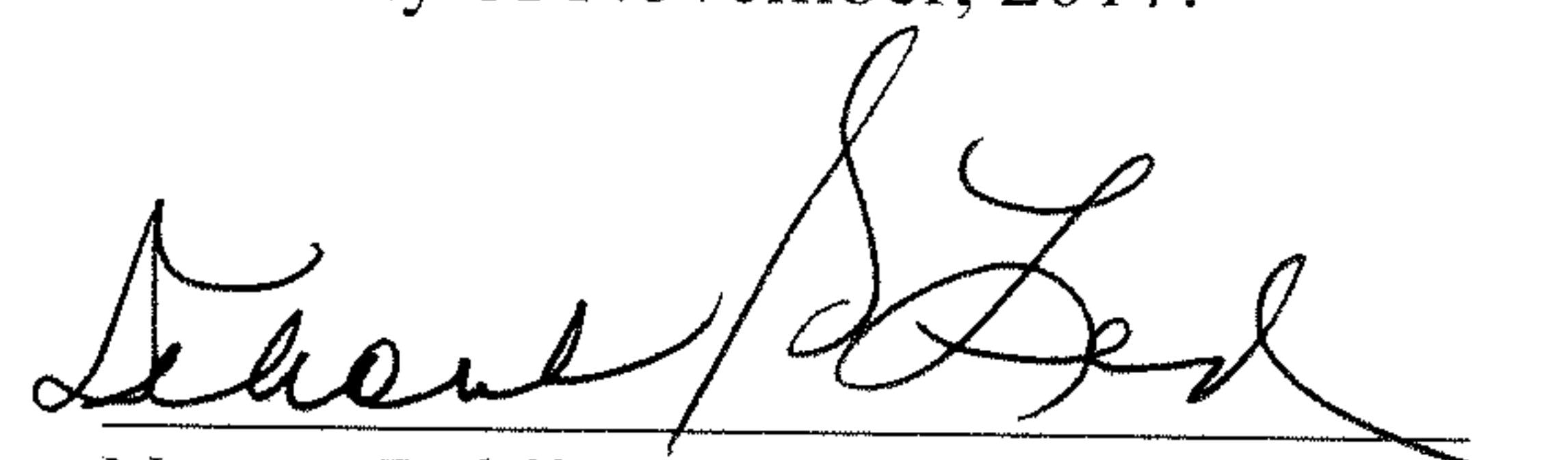


JULIA ANNE HULL

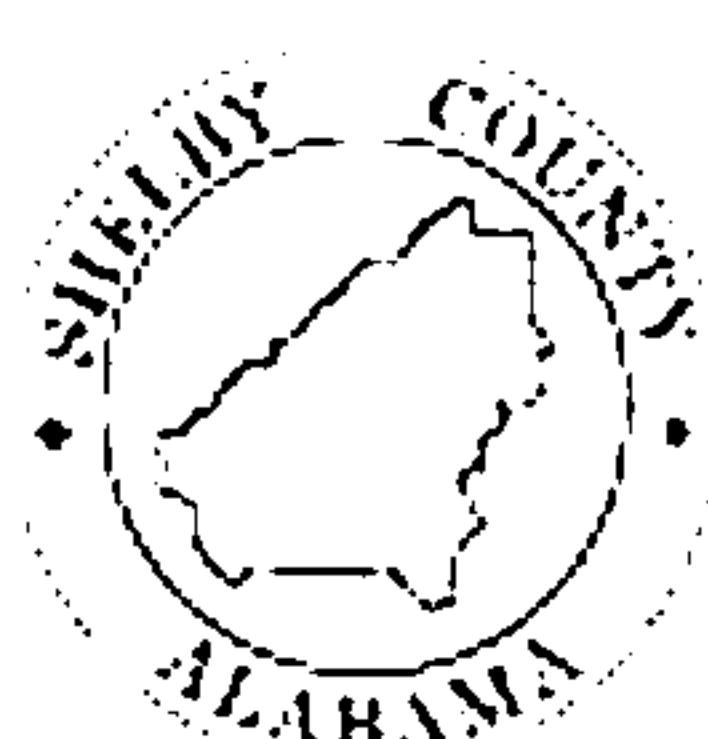
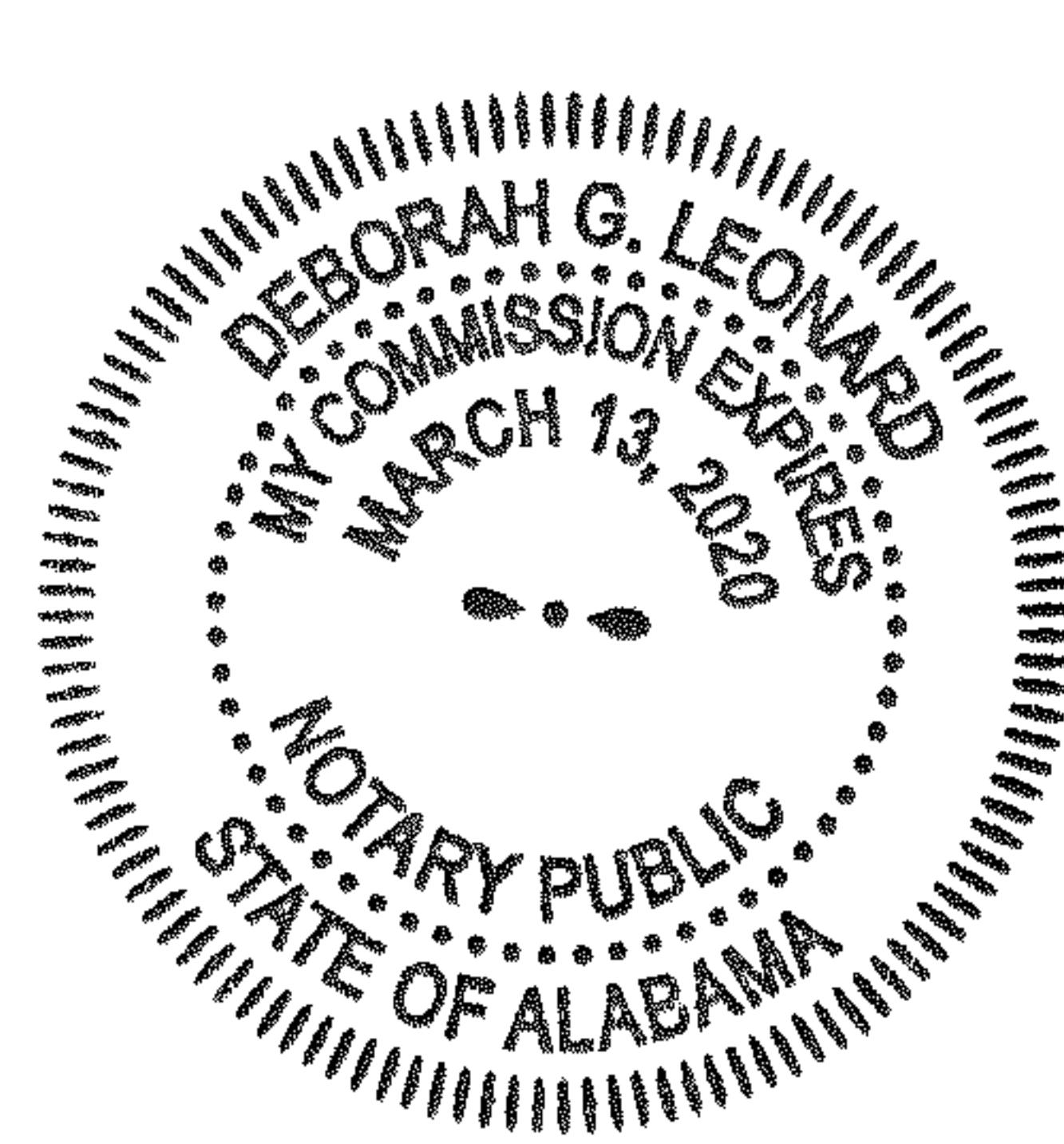
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER R DISHON and JULIA ANNE HULL 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 3rd day of November, 2017.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/07/2017 01:28:41 PM
\$203.00 CHERRY
20171107000404380

