

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To  
Kevin A. Franz and Tanya E. Franz  
2009 Kingston Court  
Chelsea, AL 35043

STATE OF ALABAMA)

**GENERAL WARRANTY DEED**

SHELBY COUNTY)

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Eighteen Thousand and No/100 Dollars (\$318,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **William David Brady, a married man**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kevin A. Franz and Tanya E. Franz** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1-51, according to the Survey of Chelsea Park, First Sector, Phase III, as recorded in Map Book 36, Page 34, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use the Common Areas as more particularly described in the 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 First Sector, executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20060605000263850, Supplementary Declaration and Amendment as recorded in Instrument No. 20151230000442830, in the Probate office of Shelby County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

Subject To:

Shelby County, AL 12/18/2017  
State of Alabama  
Deed Tax: \$10.00

- (1) Ad Valorem taxes due and payable October 1, 2018.
- (2) Building setback lines as shown by recorded plat.
- (3) Public utility easements as shown by recorded plat.
- (4) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- (5) Easement to Alabama Power Company as recorded in Instrument No. 20051031000564090, Instrument No. 20060828000422650 and Instrument No. 20051031000564050, in the Probate Office of Shelby County, Alabama.
- (6) Colonial Pipeline Easement recorded in Volume 283, Page 716, Volume 223, Page 823, Volume 253, Page 324, and Volume 227, Page 637, in the Probate Office of Shelby County, Alabama.
- (7) Restrictions, limitations, conditions and other provisions as set out in Map Book 36, Page 34, in the Probate Office of Shelby County, Alabama.
- (8) Conservation Easement and Declaration of Restrictions and Covenants as recorded as Instrument No. 20041228000703990.
- (9) Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 20041223000699620 and notice of final assessment of District One as recorded in Instrument No. 20050209000065520.

- (10) Mineral and mining rights and incident thereto and Release of Damages recorded in Instrument No. 20060424000189000 in Probate Office of Shelby County, Alabama.
- (11) Distribution easement to Alabama Power Company as recorded in Instrument No. 20051031000564090; Instrument No. 20060828000422650 and Instrument No. 20051031000564050, in the Probate Office of Shelby County, Alabama.
- (12) Declaration of Restrictive Covenants, Conditions and Restrictions for Chelsea Park First Sector as recorded in Instrument No. 20051222000659740, in the Probate Office of Shelby County, Alabama.
- (13) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460, in the Probate Office of Shelby County, Alabama.
- (14) Memorandum of Sewer Service Agreements regarding Chelsea Park with Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750, in the Probate Office of Shelby County, Alabama.
- (15) Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument No. 20050714000353260, in the Probate Office of Shelby County, Alabama.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

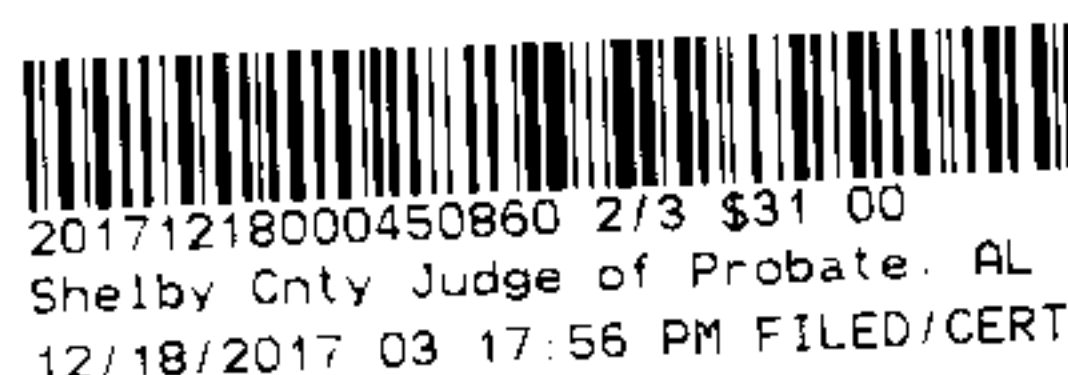
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 7<sup>th</sup> day December, 2017.

\_\_\_\_\_  
Witness

  
William David Brady

STATE OF ALABAMA)

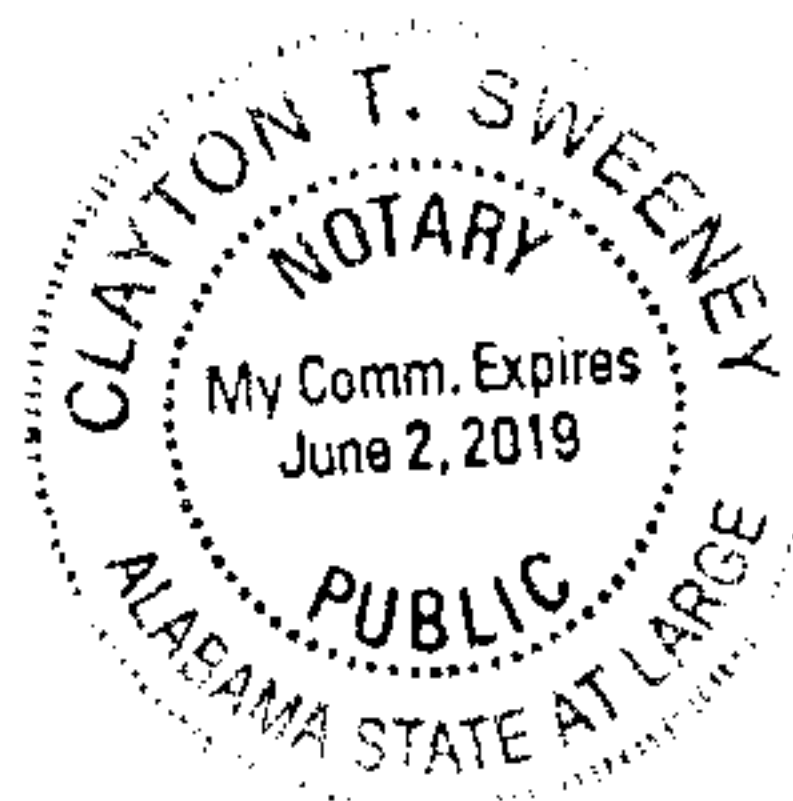
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William David Brady, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7<sup>th</sup> day of December, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 06/02/2019



(must affix seal)

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	William David Brady	Grantee's Name	Kevin A. Franz and Tanya E. Franz
Mailing Address	215 Narrows Parkway, Suite C Birmingham, AL 35242	Mailing Address	2009 Kingston Court Chelsea, AL 35043
Property Address	2009 Kingston Court Chelsea, AL 35043	Date of Sale	December 8, 2017
		Total Purchase Price	\$ 318,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed      |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print William David Brady

\_\_\_\_\_  
Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



20171218000450860 3/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
12/18/2017 03:17:56 PM FILED/CERT