

Send tax notice to:
BENJAMIN RICHARD CRENSHAW
2036 CHELSEA PARK BEND
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

2018091

SHELBY COUNTY

20180403000109350
04/03/2018 09:56:22 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Four Thousand Nine Hundred and 00/100 Dollars (\$184,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JOHN W RITTMANN and BRITTNEY S RITTMANN**, husband and wife, whose mailing address is: 2940 Highway 109, Wilsonville, AL 35188 (hereinafter referred to as "Grantors") by **BENJAMIN RICHARD CRENSHAW** whose property address is: 2036 CHELSEA PARK BEND, CHELSEA, AL, 35043 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 2-03, according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22, in the Probate Office 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, 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 2nd Sector, and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are thereafter collectively referred to as the "Declaration").

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. Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, as recorded in Instrument #20041014000566950.
3. Declaration of Covenants, Conditions and Restrictions for Chelsea Park 2nd Sector, as recorded in Instrument #20041014000566960.
4. Easement agreement as recorded in Instrument #20040816000457750.

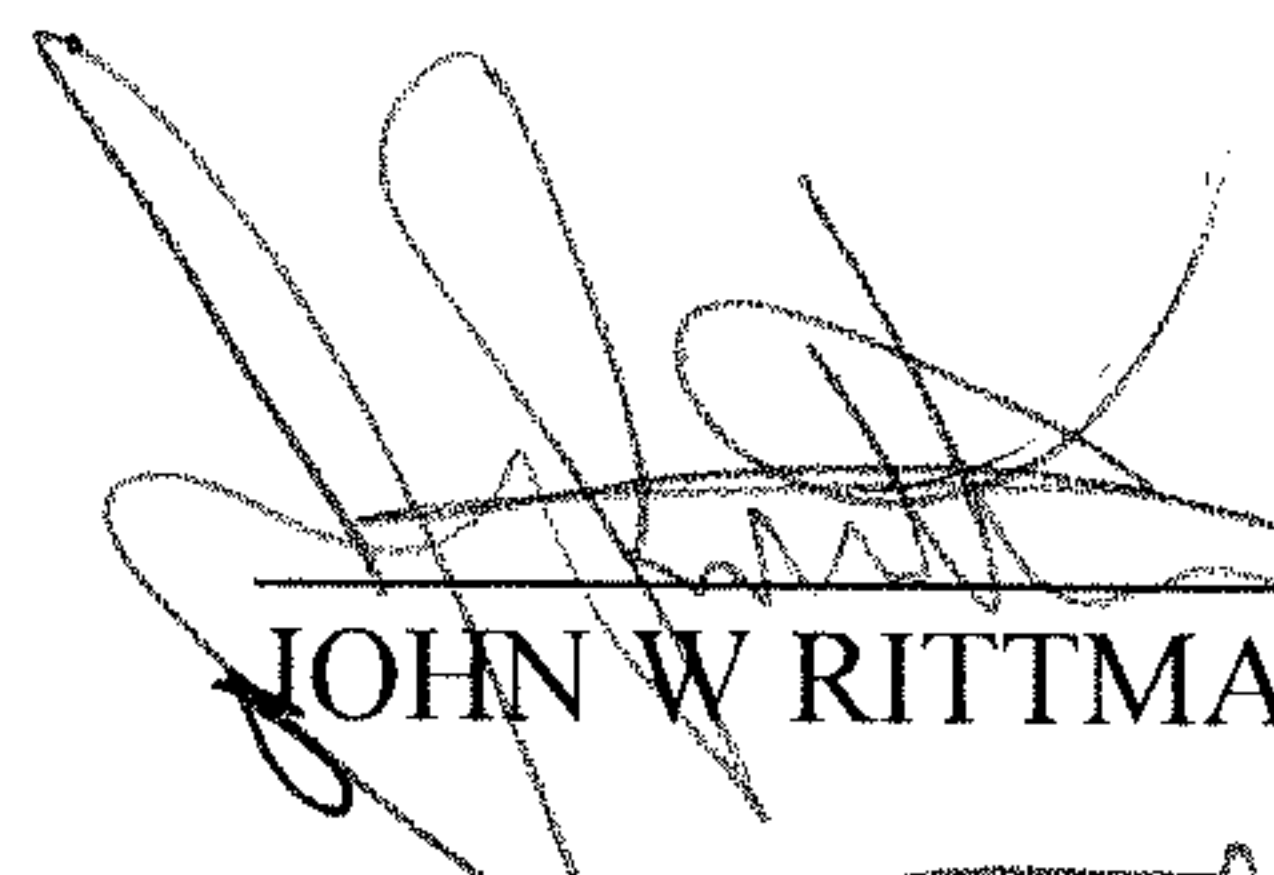
7. Right of way to Alabama Power Company as recorded in Instrument #20050203000056190.
8. Terms, conditions and rights as set out in the Memorandum of Sewer Service Agreement regarding Chelsea Park as recorded in Instrument #20121107000427750.

\$177,960.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 30th day of March, 2018.



JOHN W RITTMANN

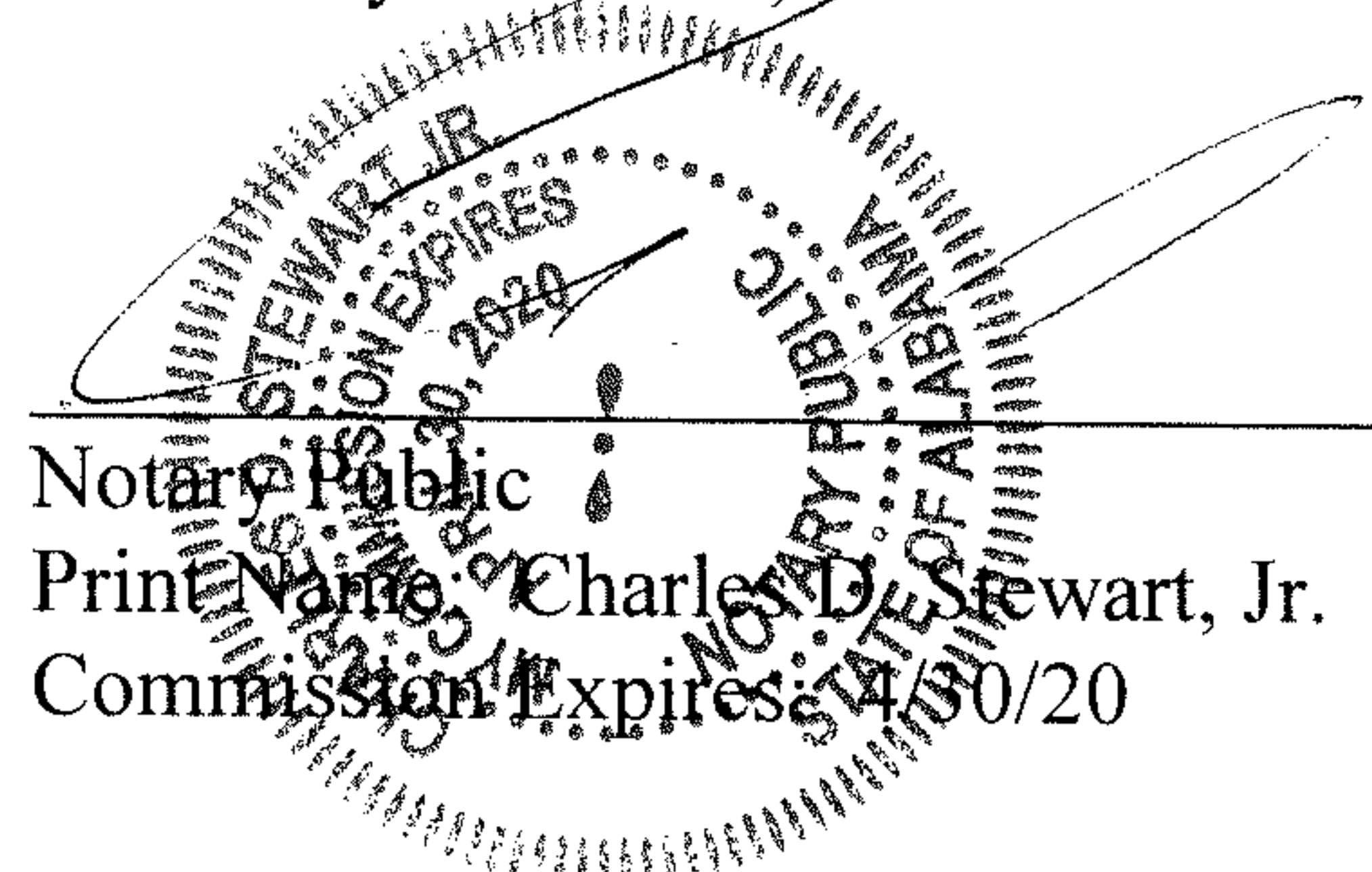


BRITTNEY S RITTMANN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN W RITTMANN and BRITTNEY S RITTMANN 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 30th day of March, 2018.



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
04/03/2018 09:56:22 AM
\$25.00 CHERRY
20180403000109350

