

20180515000167690  
05/15/2018 02:17:10 PM  
DEEDS 1/3

Send tax notice to:  
OLIVIA HOOD  
1032 SPRINGFIELD DR  
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

2018222

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Three Thousand and 00/100 Dollars (\$203,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JACOB S JUSTICE and BRITTANY N JUSTICE f/k/a BRITTANY N BENNETCH**, husband and wife, whose mailing address is: 9028 Eagle Valley Ln. Birmingham AL 35242 (hereinafter referred to as "Grantors") by **OLIVIA HOOD and MARCUS BARNES** whose property address is: 1032 SPRINGFIELD DR, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 7-260, according to the Plat of Chelsea Park, 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama.**

**BRITTANY N JUSTICE AND BRITTANY N BENNETCH ARE ONE AND THE SAME PERSON.**

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. 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, and those rights reserved in Inst# 1997-9552; Inst# 2000-94450 and corrected in Inst# 2001-27341.
3. Articles of Incorporation of Chelsea Park Residential Association, Inc., as recorded in Inst# 200413/8336.
4. 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, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument #200413/8336, in the Probate Office of Jefferson County, Alabama, and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument #20061229000634370, in the Probate Office of Shelby County, Alabama

5. Transmission Line Permits to Alabama Power Company recorded in Deed 112, page 111.
6. Easement to Bellsouth Telecommunications, Inc. as recorded in Instrument #20060630000315710.
7. Grant of land easement and restrictive covenants in favor of Alabama Power Company as recorded in Instrument #20060828000422390 and Instrument #20060828000422470.
8. Release of damages recorded in Instrument #20061229000634390.
9. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property; as shown by instrument recorded in Instrument #20061229000634390.
10. Restrictions, limitation, conditions and other provisions as set out in Map Book 37, page 12.
11. Conservation Easement and Declaration of Restrictions and Covenants recorded in Instrument #20041228000703990.
12. Articles of Incorporation of The Chelsea Park Improvement District Three as recorded in Instrument #20050209000065540 and Notice of Final Assessment of District Three recorded in Instrument #20050209000065540.
13. Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, recorded in Instrument #20041014000566960.
14. Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, a Residential Subdivision, and Chelsea Park Residential Association, Inc. and Recorded in Instrument #20061229000634370.
15. Certificate of Incorporation of the Chelsea Park Cooperative District recorded in Instrument #20050714000353260.
16. Reservations, conditions, covenants, agreements and release of damages recorded in Instrument #20080310000097860 and Instrument #20061229000634390.
17. Easement to Alabama Power Company recorded in Instrument #20071029000498200.


\$199,323.00 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 Grantors, have hereunto set their hand and seal this the 11th day of May, 2018.

  
\_\_\_\_\_  
JACOB S JUSTICE

  
\_\_\_\_\_  
BRITTANY N JUSTICE

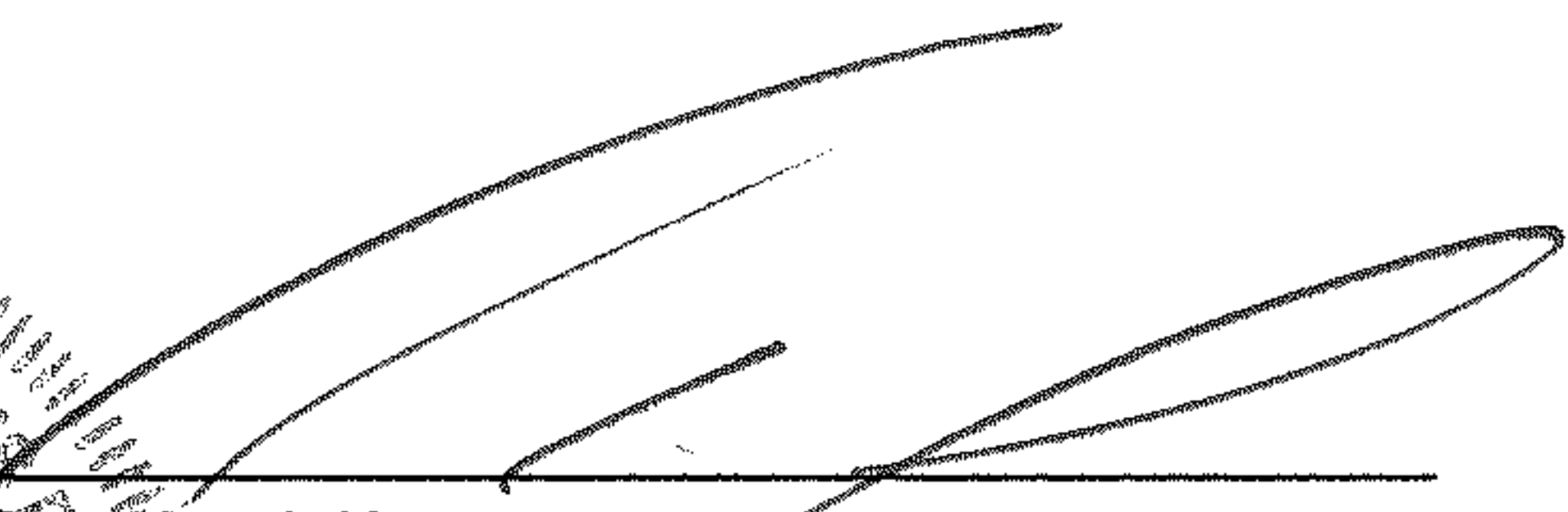


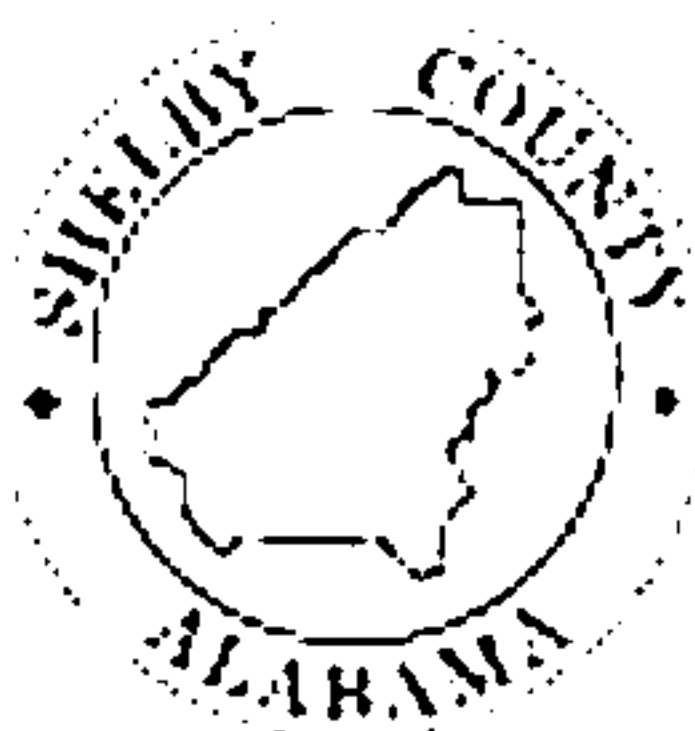
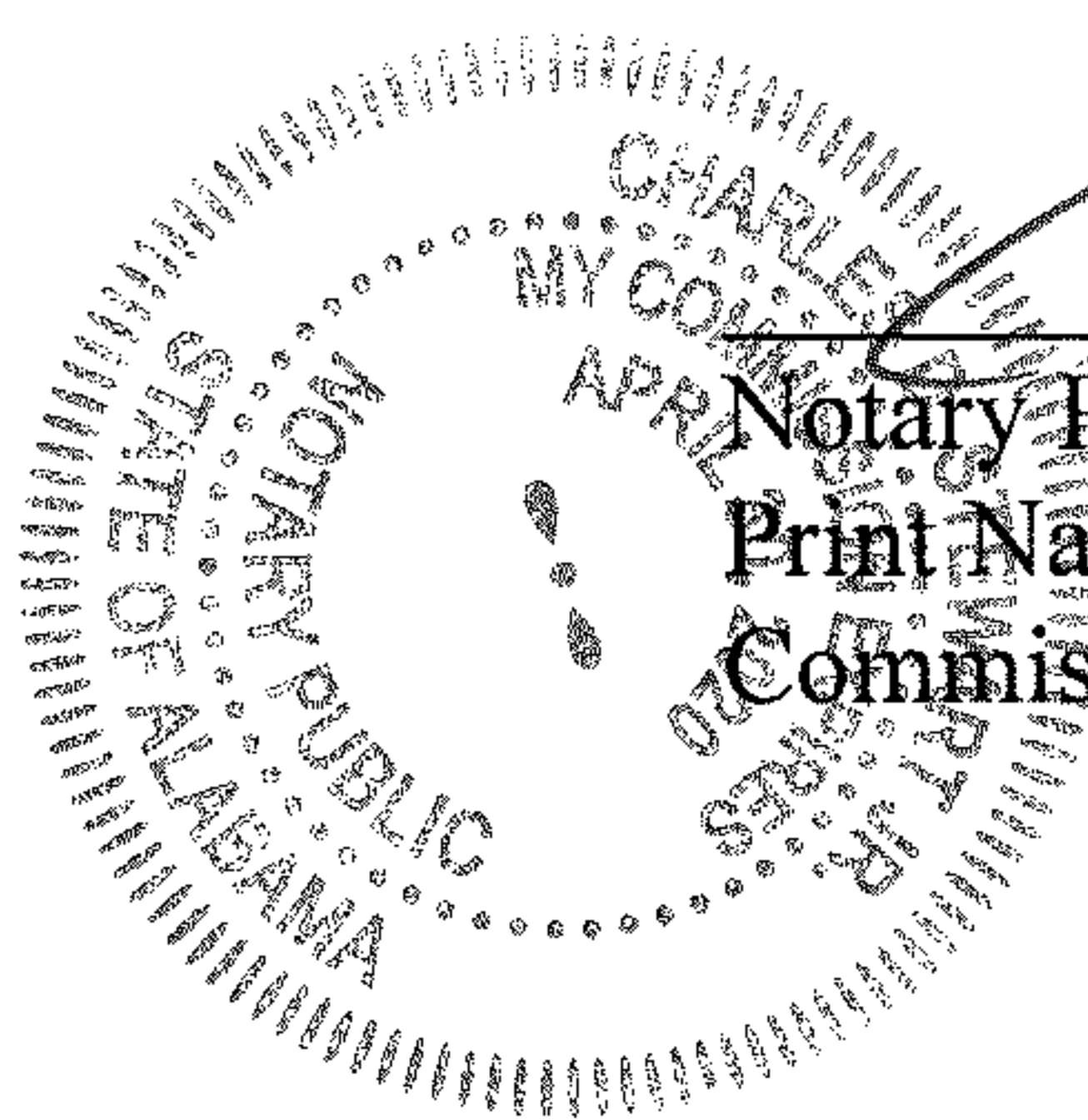
STATE OF ALABAMA  
COUNTY OF SHELBY

20180515000167690 05/15/2018 02:17:10 PM DEEDS 3/3

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACOB S JUSTICE and BRITTANY N JUSTICE 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 11th day of May, 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  
05/15/2018 02:17:10 PM  
\$25.00 JESSICA  
20180515000167690

