

Send tax notice to:
THOMAS H. SAMUELSON
506 CHELSEA STATION CIRCLE
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

2018260

WARRANTY DEED

20180601000193200
06/01/2018 01:49:59 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **THOMAS EDWARD NICHOLS, JR. and JESSICA LEIGH NICHOLS**, husband and wife, whose mailing address is: 2 Seahorse Way, Hilton Head SC 29926 (hereinafter referred to as "Grantors") by **THOMAS H. SAMUELSON and REBECCA J. SAMUELSON** whose property address is: 506 CHELSEA STATION CIRCLE, 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 47, according to the Survey of Chelsea Station, as Recorded in Map Book 38, Page 109, in the Probate Office 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 appearing of record in Instrument #1998-36461, Instrument #20070729000407640, along with First Amendment recorded in Instrument #20100430000132190, along with Second Amendment recorded in Instrument #20101008000355460, along with Third Amendment recorded in Instrument #20120606000198470.
3. Terms and Conditions as set out in Articles of Incorporation of Chelsea Station Owners' Association, Inc. as recorded in Instrument No. 20070829000407630, in the Probate Office of Jefferson County, Alabama, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
4. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument #20120611000206110, corrected in Instrument #20140626000194480, and any damages relating to the exercise of such rights or the extraction of such minerals.
5. Right of way to Alabama Power Company as recorded in Instrument #20070418000180100, Instrument #20061212000603870 and in Instrument #20070517000229650.
6. Sanitary sewer agreement as recorded in Instrument #20060816000399780.
7. Perpetual non-exclusive easement for access, ingress and egress as recorded in Instrument #1994-36503.

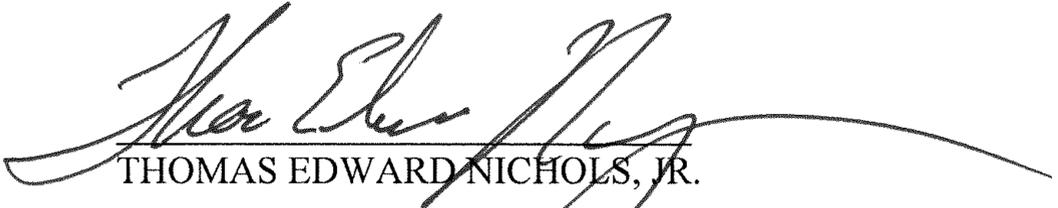
- 8. Right of way to BellSouth Communications, Inc., dba AT&T Alabama, as recorded in Instrument #20070823000398020.
- 9. Easement agreement as recorded in Instrument #1998-36462.
- 10. Partial term nation of sewer service agreement as recorded in Instrument #20110509000139430.
- 11. Memorandum of sewer service agreement as recorded in Instrument No. 20121102000422210.

\$196,000.00 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 30th day of May, 2018.

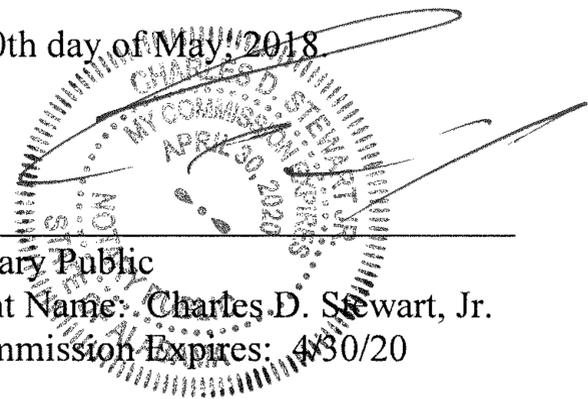

 THOMAS EDWARD NICHOLS, JR.


 JESSICA LEIGH NICHOLS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS EDWARD NICHOLS, JR. and JESSICA LEIGH NICHOLS 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 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
 06/01/2018 01:49:59 PM
 \$102.00 CHARITY
 20180601000193200

