

This Instrument Prepared By:

\$ 269,500.~ (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED AND SIXTY NINE THOUSAND AND FIVE HUNDRED DOLLARS AND NO/100 (\$269,500.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **NATIONAL TRANSFER SERVICES, LLC, a Texas Limited Liability Company**, (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto KENNETH SHAW AND TERESA SHAW FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR IN FEE SIMPLE. (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20070829000407640 and amended in Instrument No. 20100430000132190; Instrument No. 20101008000335460 and Instrument and Instrument No. 201206000198470.
4. Terms, conditions, obligations, rules, regulations and by-laws of Chelsea Station Owners' Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20070829000407630.
5. Mineral and mining rights and rights incident thereto recorded in Shelby Real 45, Page 303.
6. Easement granted Alabama Power Company by instrument recorded in Instrument No. 20070418000180100.
7. Rights, easements, covenants and restrictions in favor of Alabama Power Company recorded in Instrument No. 1994-36503.
8. 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 property described herein, together with all rights, privileges, and immunities relating

thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And GRANTOR does for itself and for its successors and assigns, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; 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 SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 30th day of may 2018.

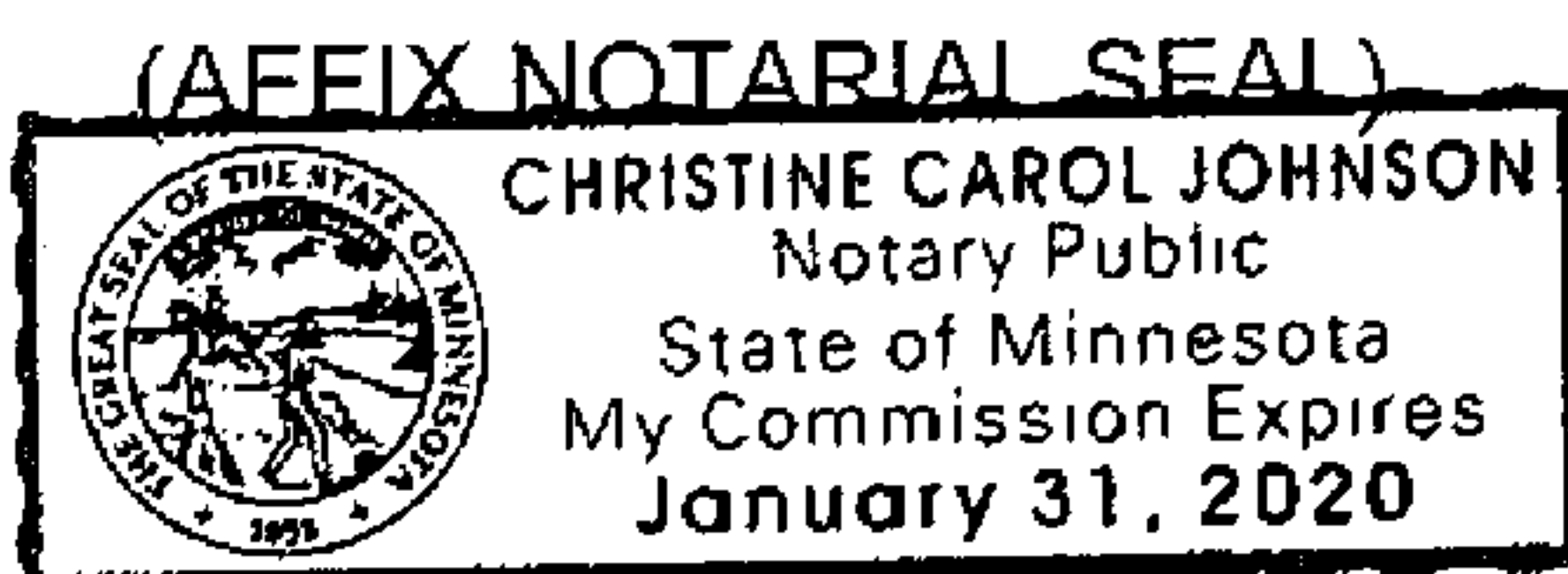
NATIONAL TRANSFER SERVICES, LLC

By: Hank Bynon
Its: Authorized Signatory

STATE OF MD
COUNTY OF Hennepin

I, the undersigned Notary Public, in and for said State, hereby certify that Hank Bynon, whose name is signed to the foregoing conveyance as ~~S~~ of NATIONAL TRANSFER SERVICES, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance and in his/her capacity as ~~S~~ of NATIONAL TRANSFER SERVICES, LLC, and on behalf of NATIONAL TRANSFER SERVICES, LLC, as its act and deed, he/she executed the same voluntarily on the day the same bears date. Authorized Signatory

Given under my hand and official seal this 30th day of May, 2018.



Christine Carol Johnson
NOTARY PUBLIC
State of MD
My Commission Expires: 1-31-20

PROPERTY ADDRESS:

157 Chelsea Station
Chelsea, Alabama 35043

GRANTEE'S ADDRESS:

157 Chelsea Station Dr.
Chelsea AL 35043

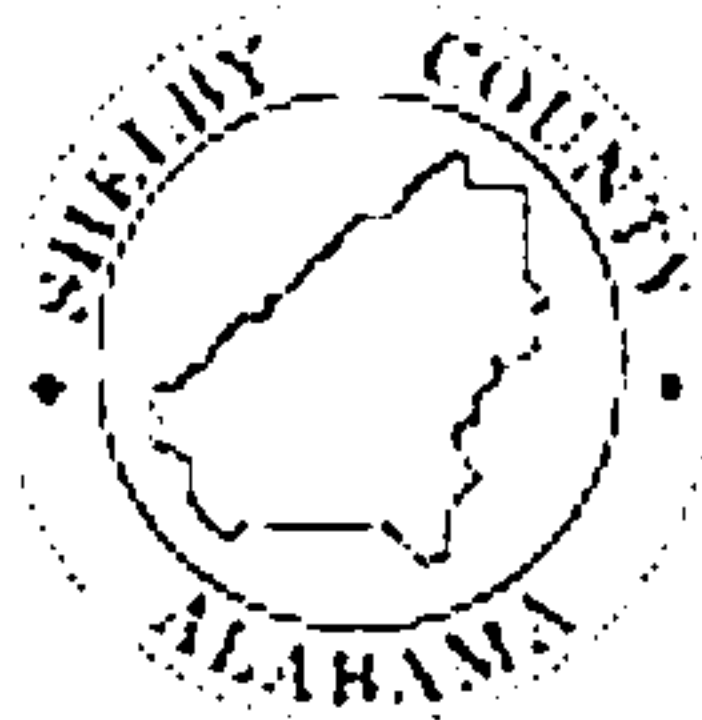
GRANTORS' ADDRESS:

375 Northridge Rd Ste 210
Atlanta GA 30350

THIS DEED SHALL BE MADE EFFECTIVE ON May 31st 2018

EXHIBIT "A"

LOT 11, ACCORDING TO THE SURVEY OF CHELSEA STATION, AS RECORDED IN MAP BOOK 38, PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/04/2018 12:14:47 PM
\$75.00 JESSICA
20180604000195260

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.

Stewart Title of Alabama, LLC
1101 Hilcrest Rd., Ste 100
Mobile, AL 36695