

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JULIE TOLLESON LEITHAUSER
119 CHESSER RESERVE DRIVE
CHELSEA, ALABAMA 35043



20180605000197990 1/2 \$46.50
Shelby Cnty Judge of Probate, AL
06/05/2018 03:50:02 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, ADAM H. TAYLOR, an unmarried man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JULIE TOLLESON LEITHAUSER, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 136, according to the Map and Survey of Chesser Reserve, Phase I, recorded in Map Book 38 page 115 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Reserve Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20040414000194390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the Declaration).

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20070710000325070, Instrument No. 20040414000194390 and Map Book 38 page 115 A and B in the Probate Office.
3. Grant of Land Easement(s) and Restrictive Covenant(s) to Alabama Power Company as shown and recorded in Instrument No. 20070418000180120 in Probate Office.
4. A 10 foot storm sewer easement along the rear of lot as shown on recorded Map Book 38 page 115 A and B in the Probate Office.
5. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20030303000126240 and Instrument No. 20070418000180110 in Probate Office.
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 317 in the Probate Office.
7. Articles of Incorporation of Chesser Reserve Owners Association, Inc., as recorded in Instrument No. 20070817000388360 in the Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages set out in Deed Book 69 page 177 in the Probate Office.
9. Release of damages as recorded in Instrument No. 20090604000212580 in the Probate Office.

\$146,540.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/05/2018
State of Alabama
Deed Tax: \$28.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31ST day of MAY, 2018.

Adam H. Taylor (L.S.)
ADAM H. TAYLOR

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ADAM H. TAYLOR, an unmarried 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 conveyance he has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of MAY, 2018.

Brandy O. Brasher
Notary Public
My Commission Expires: 2-2-20



Grantor's Name:

ADAM H. TAYLOR

Mailing Address:

PO Box 51
Chelsea, AL 35043

Property Address:

119 Chesser Reserve Dr.
Chelsea, AL 35043

Grantee's name:

JULIE TOLLESON LEITHAUSER

Mailing Address:

119 CHESSER RESERVE DRIVE
CHELSEA, ALABAMA 35043

Date of Sale: MAY 31ST, 2018

Total Purchase Price: \$175,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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