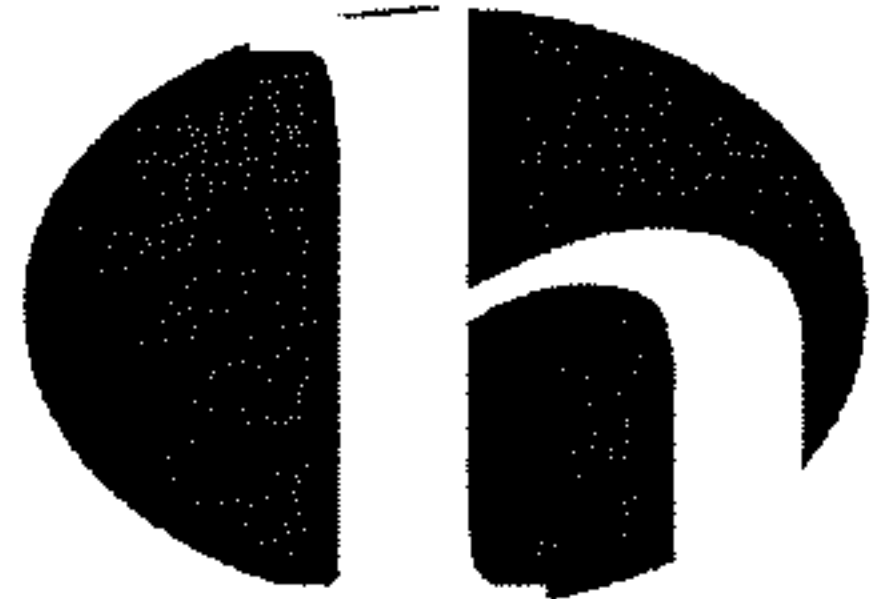


20180703000237740
07/03/2018 03:10:15 PM
DEEDS 1/6

① 01492-7022

This Instrument Prepared By:

\$ 294,900.00 (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 NINETY FOUR THOUSAND AND NINE HUNDRED DOLLARS AND NO/100 (\$294,900.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **JAMES M. DASHNER and JESSICA A. DASHNER, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **SIRVA RELOCATION CREDIT, LLC, a Delaware Limited Liability Company**, (hereinafter referred to as **GRANTEE**), 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 as set out hereinabove, its, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.

2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Restrictive Covenants contained in instrument recorded in Instrument No. 20030815000539670.
5. Easement granted Alabama Power Company by instrument recorded in Instrument No. 20060630000314940, Instrument No. 20050203000056210 and Instrument No. 20060828000422650.
6. Easement granted Level 3 Communications, LLC by instrument recorded in Instrument No. 200-0007 and Instrument No. 2000-0671.
7. Easement granted Colonial Pipeline Company by instrument recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324.
8. Easements, covenants, conditions, restrictions and reservations and agreements recorded in Instrument No. 20040816000457750.
9. Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065530.
10. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Two Articles of Incorporation as recorded in Instrument No. 20041223000699630.
11. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park, Residential Association, Inc., as recorded in Instrument No. 200413 at Page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector, as recorded in Instrument No. 20051229000659740 and Instrument No. 20060920000468120 in said Probate Office.
12. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or substance conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Instrument No. 20061229000634390 and Instrument No. 2008010700006980 in said Probate Office.
13. Covenants, Conditions, Restrictions, Reservation of Easement, General Permit Requirements and Release from Damages contained in deed from Park Homes, LLC to NSH Corp., as recorded in Instrument No. 2011120700036885.
14. 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 we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are 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 we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 16 day of May, 2018.



JAMES M. DASHNER



JESSICA A. DASHNER

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **JAMES M. DASHNER**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of May, 2018.
(AFFIX NOTARIAL SEAL)



NOTARY PUBLIC
My Commission Expires: 02/08/2021

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that **JESSICA A. DASHNER**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2018.
(AFFIX NOTARIAL SEAL)

Shaden N.K.A. Wilder
NOTARY PUBLIC
My Commission Expires: 02/08/2021

PROPERTY ADDRESS:
181 Lake Chelsea Drive
Chelsea, AL 35043

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE ON June 28, 2018

EXHIBIT A

LOT 9-49, ACCORDING TO THE SURVEY OF CHELSEA PARK-9TH SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, AS RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 9TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO. 20051229000659740 AND INSTRUMENT NO. 20060920000468120, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

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

Real Estate Sales Validation Form**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name James M. & Jessica A. Dasher
 Mailing Address 181 Lake Chelsea Dr
Chelsea AL 35043

Grantee's Name SIRVA Relocation Credit, LLC
 Mailing Address 6200 Oak Tree Blvd Ste 300
Independence OH 44131

Property Address 181 Lake Chelsea Dr
Chelsea AL 35043

Date of Sale June 28, 2018
 Total Purchase Price \$294,900.00

or
 Actual Value \$

or
 Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale
XX Sales Contract
 Closing Statement

 Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use validation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 ss 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 ss 40-22-1 (h).

Date 06/28/2018

Print Kimberly J. Whitehurst

Filed and Recorded
 Official Public Records
 attested by James W. Fuhrmeister, Probate Judge,
County Clerk (verified by)
Shelby County, AL
07/03/2018 03:10:15 PM
\$325.00 DEBBIE
20180703000237740

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one



[Signature]