

This Instrument Prepared By:



01492-7022
HARPOLE LAW, LLC

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

20180703000237750
07/03/2018 03:10:16 PM
DEEDS 1/6

STATE OF ALABAMA

§
§
§

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$294,900.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **SIRVA RELOCATION CREDIT, LLC, a Delaware 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 **DIAMOND FRIERSON AND CATRINA FRIERSON**, 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. 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. 20080107000006980 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 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 7th day of June 2018.

SIRVA RELOCATION CREDIT, LLC

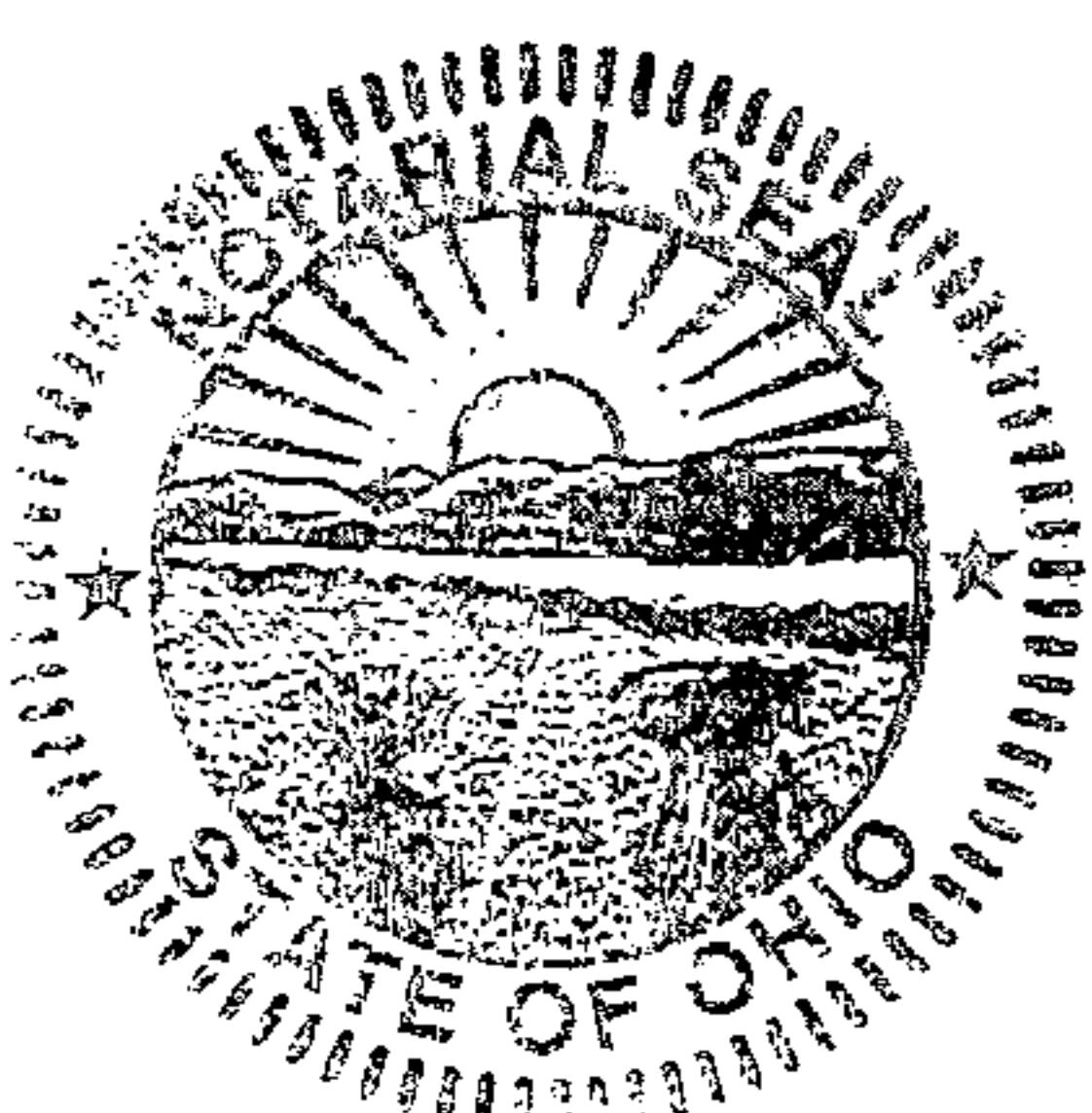
By: Mark L. Jackson
Its: Mark L. Jackson - Title Operations

STATE OF Ohio
COUNTY OF Cuyahoga

I, the undersigned Notary Public, in and for said State, hereby certify that Mark L. Jackson, whose name is signed to the foregoing conveyance as Mark L. Jackson of SIRVA RELOCATION CREDIT, 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 Mark L. Jackson of SIRVA RELOCATION CREDIT, LLC, and on behalf of SIRVA RELOCATION CREDIT, LLC, as its act and deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June, 2018.
(AFFIX NOTARIAL SEAL)


Priscilla L Jackson-Bailey
Notary Public, State Of Ohio
Recorded in Cuyahoga County
My Commission Expires: 9/14/2021



Priscilla L Jackson-Bailey
Notary Public, State Of Ohio
Recorded in Cuyahoga County
My Commission Expires
September 14, 2021

20180703000237750 07/03/2018 03:10:16 PM DEEDS 4/6

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	SIRVA Relocation Credit LLC	Grantee's Name	Diamond Frierson
Mailing Address	3300 Fernbrook Ln, Ste 300 Plymouth, MN 55447	Mailing Address	Catrina Frierson <i>181 Lake Chelsea Dr Chelsea AL 35043</i>
Property Address	181 Lake Chelsea Drive 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

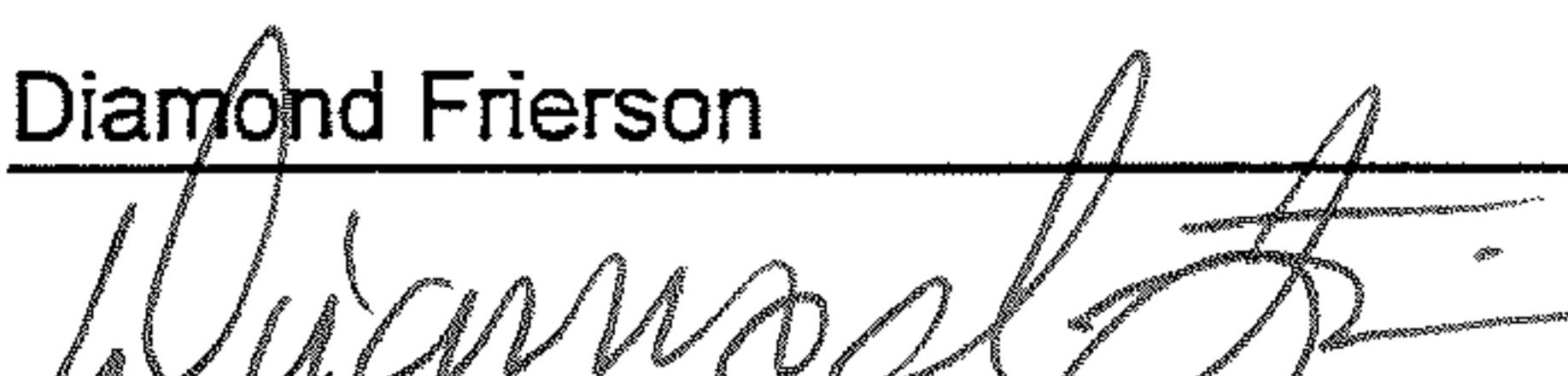
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 valuation, 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 § 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 § 40-22-1 (h).

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
07/03/2018 03:10:16 PM
\$39.00 DEBBIE
20180703000237750

Print Diamond Frierson
Sign 
(Grantor/Grantee/Owner/Agent) circle one

