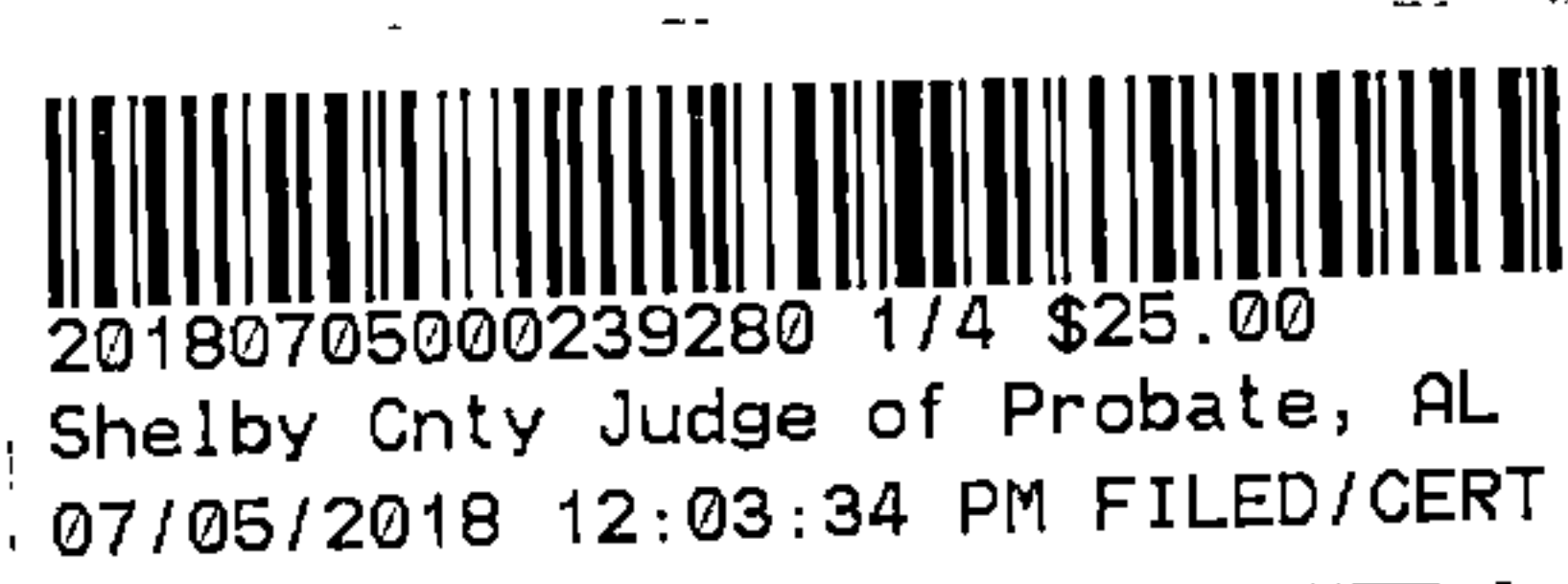


This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
Tyler J. Lock  
2089 Chelsea Park Bend  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

STATUTORY WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Thirty One Thousand and No/100 Dollars (\$231,000.00)** to the undersigned grantor, **Stone Martin Builders, LLC, an Alabama limited liability company**, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **Stone Martin Builders, LLC, an Alabama limited liability company**, does by these presents, grant, bargain, sell and convey unto **Tyler J. Lock** (hereinafter referred to as "Grantee"), his heirs and assigns, the following described real estate (the "property"), situated in **Shelby County, Alabama**, to-wit:

Lot 4-107, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Pages 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector, recorded as Instrument No. 20050425000195430, Supplementary Declaration as recorded in Instrument No. 20151230000442840 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2018 and all subsequent years thereafter.
- (2) Easement(s), building line(s) and restrictions of record or as shown on recorded map.
- (3) Easement to Colonial Pipeline Company as recorded in Deed Book 283, Page 716, and Deed Book 253, Page 324, in said Probate Office.
- (4) Easements, covenants, conditions, restrictions and reservations and agreements between Chelsea Park Investments, Ltd., Chelsea Park, Inc., and Chelsea Park Properties, Ltd., as recorded in Instrument No. 20040816000457750 in said Probate Office.
- (5) Notice of Final Assessment of Real Property by the Chelsea Park Improvement District One, as recorded in Instrument No. 20050209000065520 and Chelsea Park Improvement District Two, as recorded in Instrument No. 20050209000065530 in said Probate Office.
- (6) Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvement District One Articles of Incorporation as recorded in Instrument No. 20041223000699620 and Chelsea Park Improvement District Two Articles of Incorporation as recorded in Instrument No. 20041223000699630 in said Probate Office.
- (7) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, filed for record in Instrument No. 20041014000566950; Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument No. 20050425000195439 and Supplementary Declaration as recorded in Instrument No. 20151230000442840 in the Probate Office of Shelby County, Alabama,
- (8) Declaration of Restrictive Covenants as recorded in Instrument No. 20051222000659740 in said Probate Office.
- (9) Notice of Final Assessment of Real Property due and payable to Chelsea Park Improvement District One as recorded in Instrument No 20050209000065520, in the Probate Office of Shelby County, Alabama. Such potential assessments constitute a priority lien on subject property created by Chapter 99A of Title 11 of Code Of Alabama 1975 (the "Alabama Improvement District Act") and evidenced via Resolution and Assessment Report being filed with the City of Chelsea.
- (10) Right of way granted to Alabama Power Company recorded Instrument No. 20051031000564090, Instrument No. 20050203000056210; Instrument No.20060828000422650, Instrument No. 2005082000390130, Instrument No. 20051031000564110, Instrument No. 20050203000056190 and Instrument No.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

20051031000564050, Instrument No. 20050203000056200, Instrument No. 20060828000422540 and Instrument No. 20070517000231130 in said Probate Office.

- (11) Mineral and mining rights and rights incident thereto recorded in Instrument No. 1997-9552; Instrument No. 2000-4450 and Instrument No. 2001-27341, 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 subsurface conditions that now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20160504000149030, in said Probate Office.
- (13) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460.
- (14) Certificate of Incorporation of The Chelsea Park Cooperative District as recorded in Instrument No. 20050714000353260.
- (15) Conservation Easement and Declaration of Restrictions and Covenants as recorded in Instrument No. 20041228000703990; Instrument No. 2003122200082280; Instrument No. 20041228000703980; and Instrument No. 20041228000703970.
- (16) Easement to U.S. Alliance for road, as set out in instrument No. 2000-4454, in said Probate Office.
- (17) Easement to Level 3 Communications, LLC as recorded in Instrument No. 2000-0007 and Instrument No. 2000-0671, in said Probate Office.
- (18) Permanent easement for water mains and/or Sanitary Sewer main to the city of Chelsea, as recorded in Instrument No. 20040120000033550, in said Probate Office.
- (19) Transmission line permit to Alabama Power Company as recorded in Deed Volume 112, Page 111, in said Probate Office.
- (20) Memorandum of Sewer Service Agreements regarding Chelsea Park with Double Oak Reclamation, LLC as recorded in Instrument 20121107000427750, in said Probate Office.
- (21) Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument No. 200413/8336 as recorded in the Probate Office of Jefferson County, Alabama.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

\$235,966.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantee agrees to observe and perform all obligations imposed upon said Grantee pursuant to the Declarations, including but not limited to the obligation to pay assessments levied on the property herein conveyed in accordance with the Declarations.

**TO HAVE AND TO HOLD**, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvement unto the said Grantee, its successors and assigns, in fee simple, forever.



20180705000239280 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/05/2018 12:03:34 PM FILED/CERT



IN WITNESS WHEREOF, the said Grantor has through its duly authorized representative hereunto set its hand and seal this 2nd day of July, 2018.

GRANTOR:  
Stone Martin Builders, LLC  
an Alabama limited liability company

By : Cal Davis  
Cal Davis, Project Manager

Tyler J. Lock  
Lot 4-107 Chelsea Park

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Cal Davis, whose name as Project Manager of Stone Martin Builders, LLC, an Alabama liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such Project Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company

Given under my hand and official seal of office this the 2nd day of July, 2018.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019



The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained herein above and Grantee, its successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

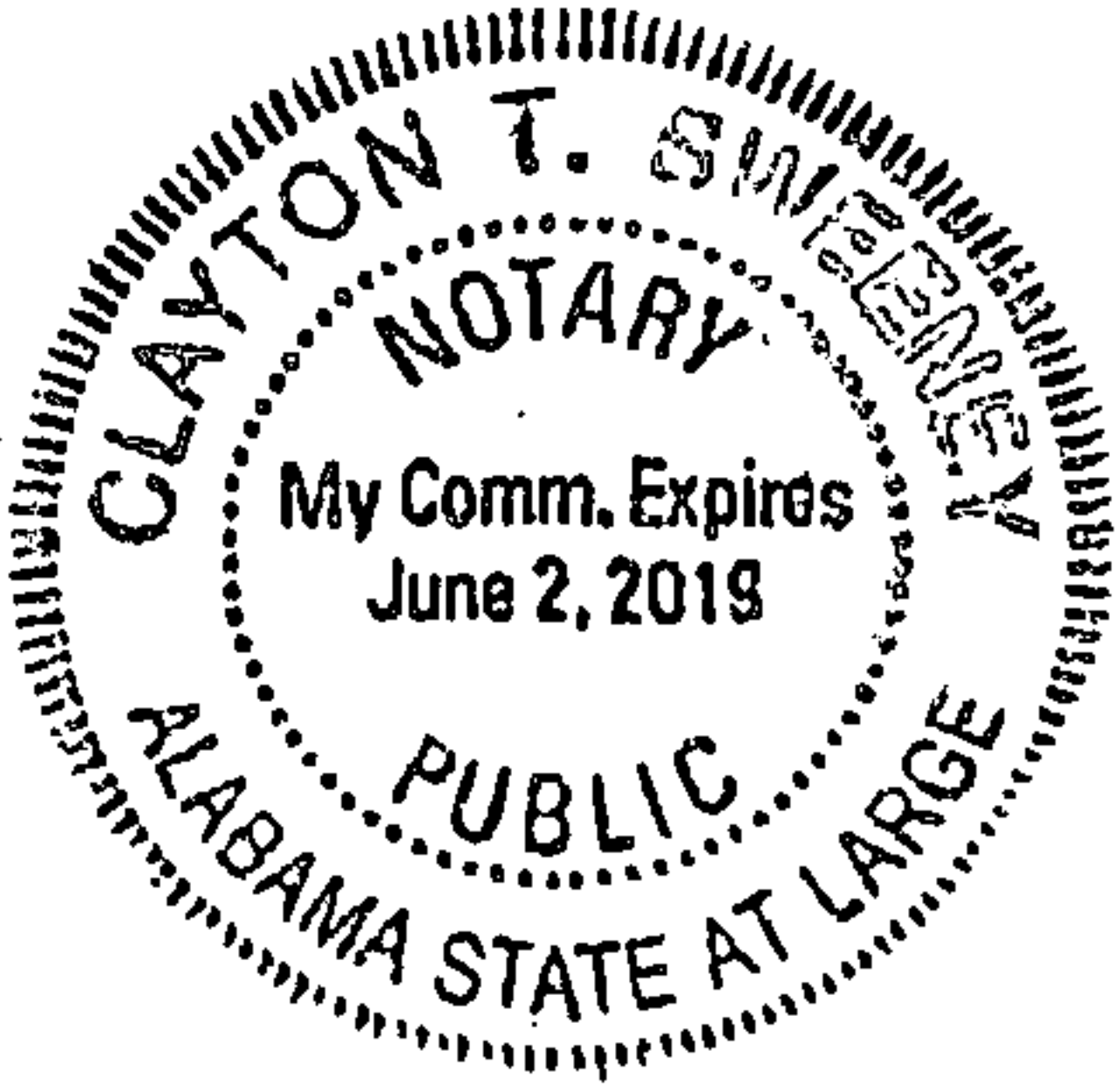
Tyler J. Lock  
Tyler J. Lock

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tyler J. Lock, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, signed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2018.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019



20180705000239280 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/05/2018 12:03:34 PM FILED/CERT

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Stone Martin Builders. LLC

Grantee's Name Tyler J. Lock

Mailing Address 404 South 8th Street  
Opelika, AL 36801

Mailing Address 2089 Chelsea Park Bend  
Chelsea, AL 35043

Property Address 2089 Chelsea Park Bend  
Chelsea, AL 35043

Date of Sale July 2, 2018

Total Purchase Price \$ 235,966.00

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  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other  
☐ Deed

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).

Stone Martin Builders, LLC

Date

Print Cal Davis, Project Manager

Unattested

(verified by)

Sign

Cal Davis

(Grantor/Grantee/Owner/Agent) circle one



20180705000239280 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/05/2018 12:03:34 PM FILED/CERT