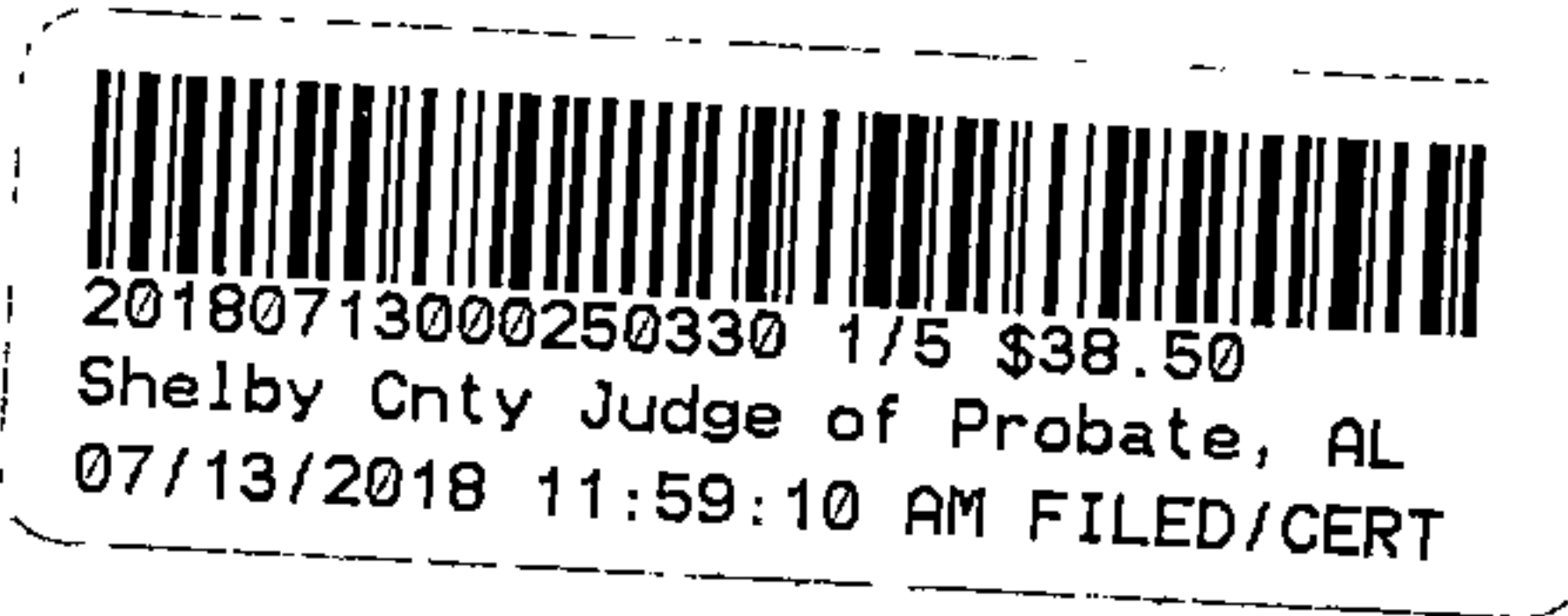


This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
Gwendolyn Simmons  
1096 Springfield Drive  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )



STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Twenty Thousand Nine Hundred and No/100 Dollars (\$220,900.00) to the undersigned grantor, **EDDLEMAN RESIDENTIAL, 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 **EDDLEMAN RESIDENTIAL, LLC**, an Alabama limited liability company, does by these presents, grant, bargain, sell and convey unto **Gwendolyn Simmons** (hereinafter referred to as "Grantee"), her heirs and assigns, the following described real estate (the "property"), situated in **Shelby** County, Alabama, to-wit:

Lot 7-244, according to the Survey of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, 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 Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, 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 7th Sector filed recorded as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument No. 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

\$209,855.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2018 and all subsequent years thereafter.
- (2) Building and setback lines as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama.
- (3) Public utility easements as shown by recorded plat.
- (4) 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.
- (5) Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector in Instrument No. 20151230000442850, as recorded in Instrument in the Probate Office of Shelby County, Alabama.
- (6) Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

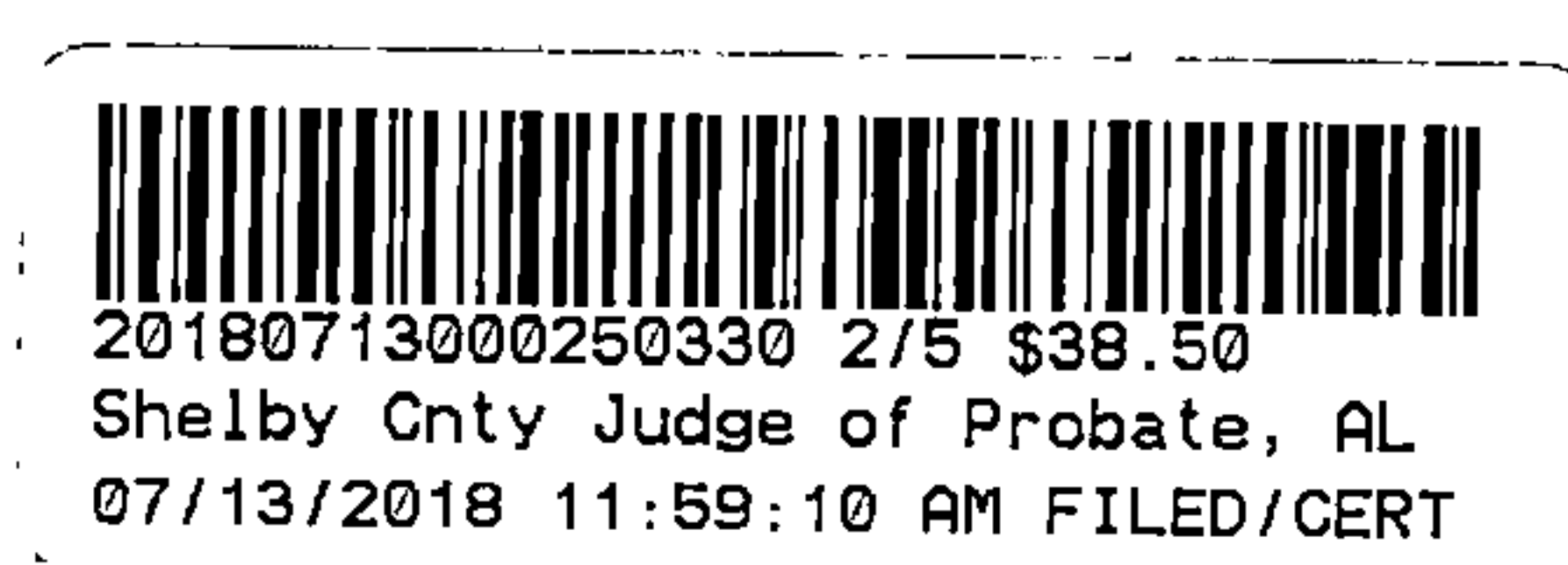
Shelby County, AL 07/13/2018  
State of Alabama  
Deed Tax: \$11.50

- (7) Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument No. 20050714000353260, in the Probate Office of Shelby County, Alabama.
- (8) Grant of Land Easement and restrictive covenants in favor of Alabama Power Company as recorded in Instrument No. 20060828000422390 and Instrument No. 20060828000422470 in the Probate Office of Shelby County, Alabama.
- (9) Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- (10) Articles of Incorporation of Chelsea Park Residential Association, Inc. recorded in Instrument No. 200413/8336, in the Probate Office of Jefferson County, Alabama.
- (11) Transmission line permit to Alabama Power Company recorded Alabama Power Company recorded in Deed Book 112, Page 111, Deed Book 107, Page 565, Deed 131, Page 491, and Deed Book 194, Page 49, in the Probate Office of Shelby County, Alabama.
- (12) Easement to Bellsouth Telecommunications, Inc., as recorded in Instrument No. 20060630000315710, in the Probate Office of Shelby County, Alabama.
- (13) Restrictions, covenants, conditions, reservations, easements, release of Damages, and mineral and mining rights incident thereto recorded in Instrument No. 201712180000450760, in the Probate Office of Shelby County, Alabama.

Grantee agrees to observe and perform all obligations imposed upon said Grantees 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.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantee, for himself and on behalf of his heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor and Chelsea Park, Inc. Chelsea Park Development, Inc., Chelsea Park Development, Ltd., Chelsea Park Properties, Ltd., Chelsea Park Holding, LLC, Park Homes, LLC, Eddleman Residential, LLC, Eddleman Properties, Inc. and Eddleman Realty, LLC (hereinafter referred to as the Chelsea Park entities) their successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. Further, the Grantee, his heirs and assigns hereby acknowledge that Grantor shall not be liable for and no action asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes or drainage problems in its present "AS IS" condition. Grantee acknowledges that he has made his own independent inspections and investigations of the hereinabove described land and is purchasing the Property in reliance upon such inspections and investigations thereof. For purposes of this paragraph, Grantor and Chelsea Park entities shall mean and refer to (i) the officers, directors, members, managers, agents and employees of Grantor and Chelsea Park entities as defined herein above and any successors and assigns hereof. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.


TO HAVE AND TO HOLD, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns, forever, in fee simple.





IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 12th day of July, 2018.

GRANTOR:  
EDDLEMAN RESIDENTIAL, LLC  
An Alabama limited liability company

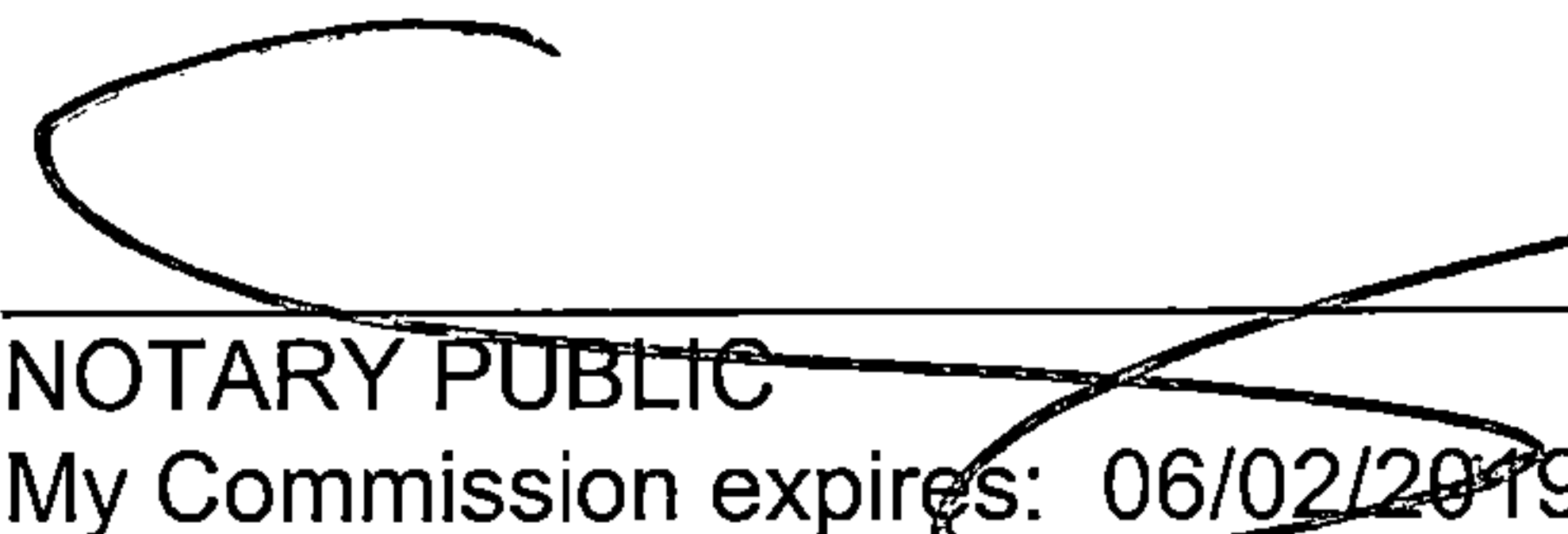
By:   
Douglas D. Eddleman,  
Its President and CEO

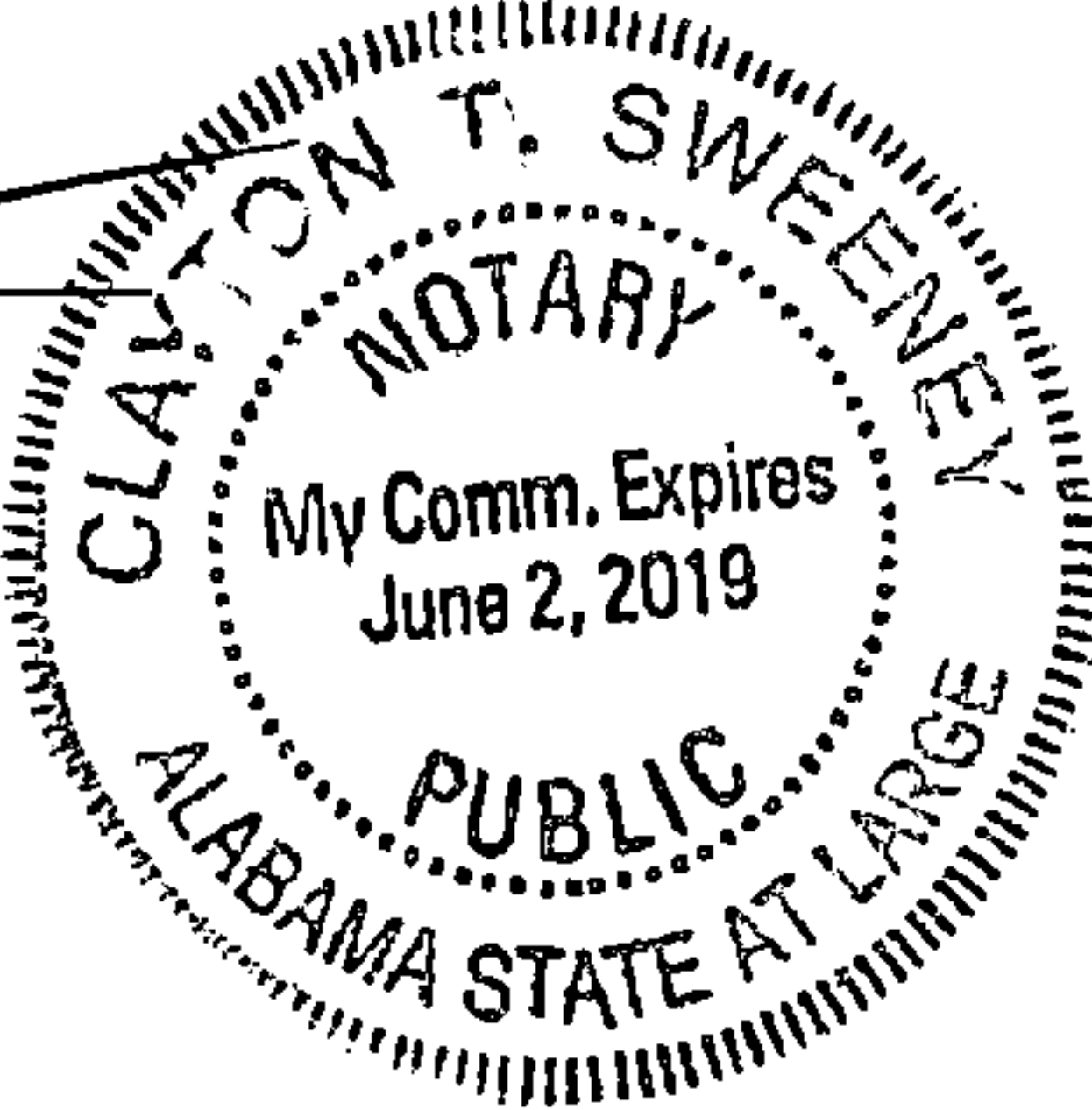
Gwendolyn Simmons  
Lot 7-244 Chelsea Park 7<sup>th</sup> Sector


STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President and CEO of Eddleman Residential, LLC, an Alabama limited 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 President and CEO, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

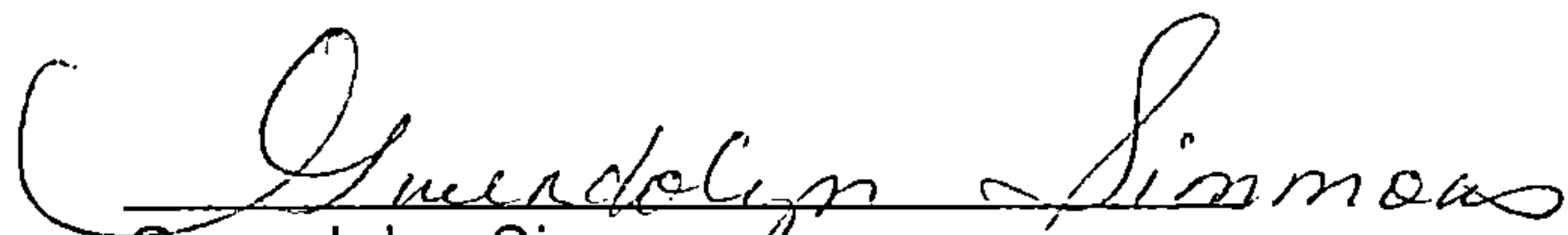
Given under my hand and official seal of office this the 12th day of July, 2018.

  
NOTARY PUBLIC  
My Commission expires: 06/02/2019



  
20180713000250330 3/5 \$38.50  
Shelby Cnty Judge of Probate, AL  
07/13/2018 11:59:10 AM FILED/CERT

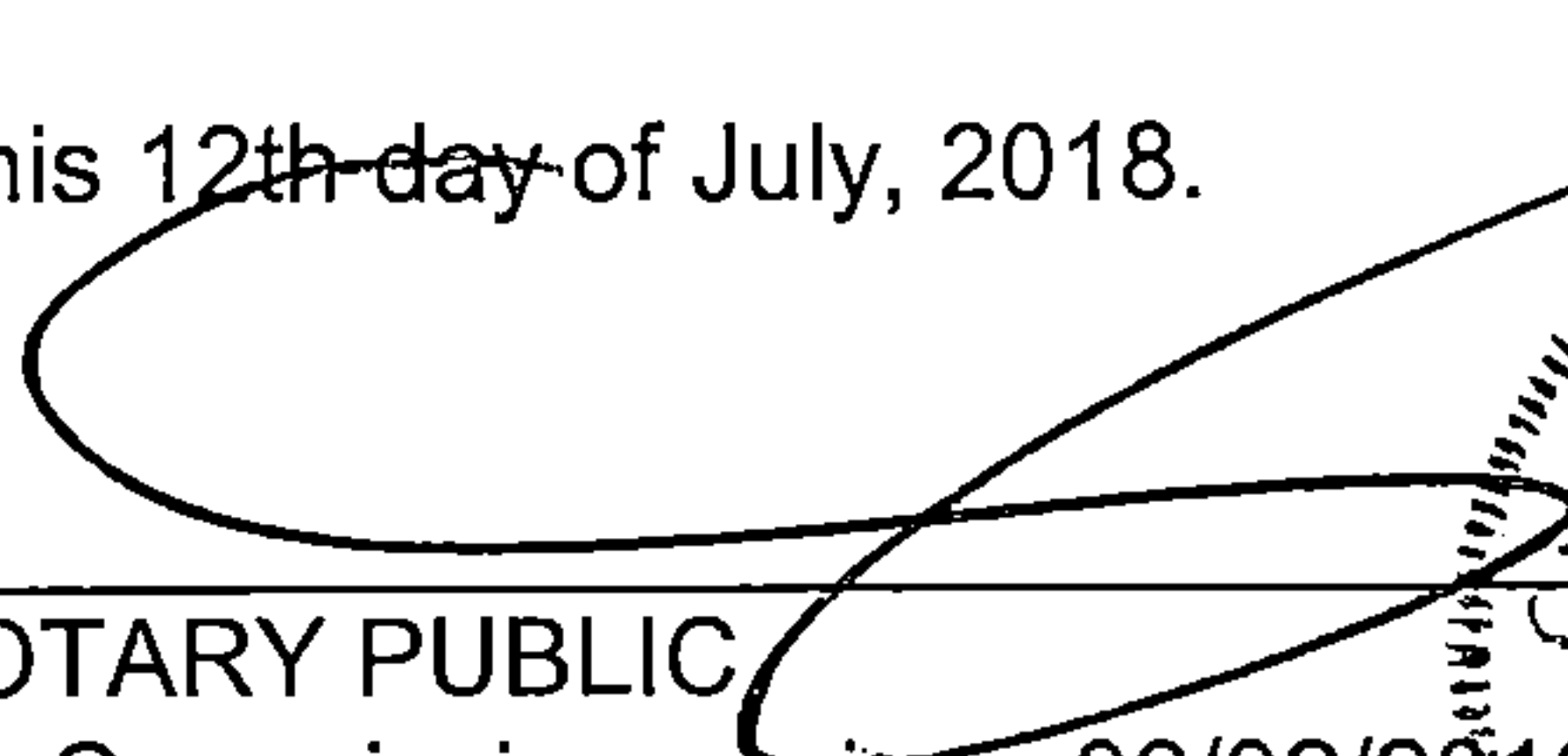
The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained herein above and Grantee, her successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

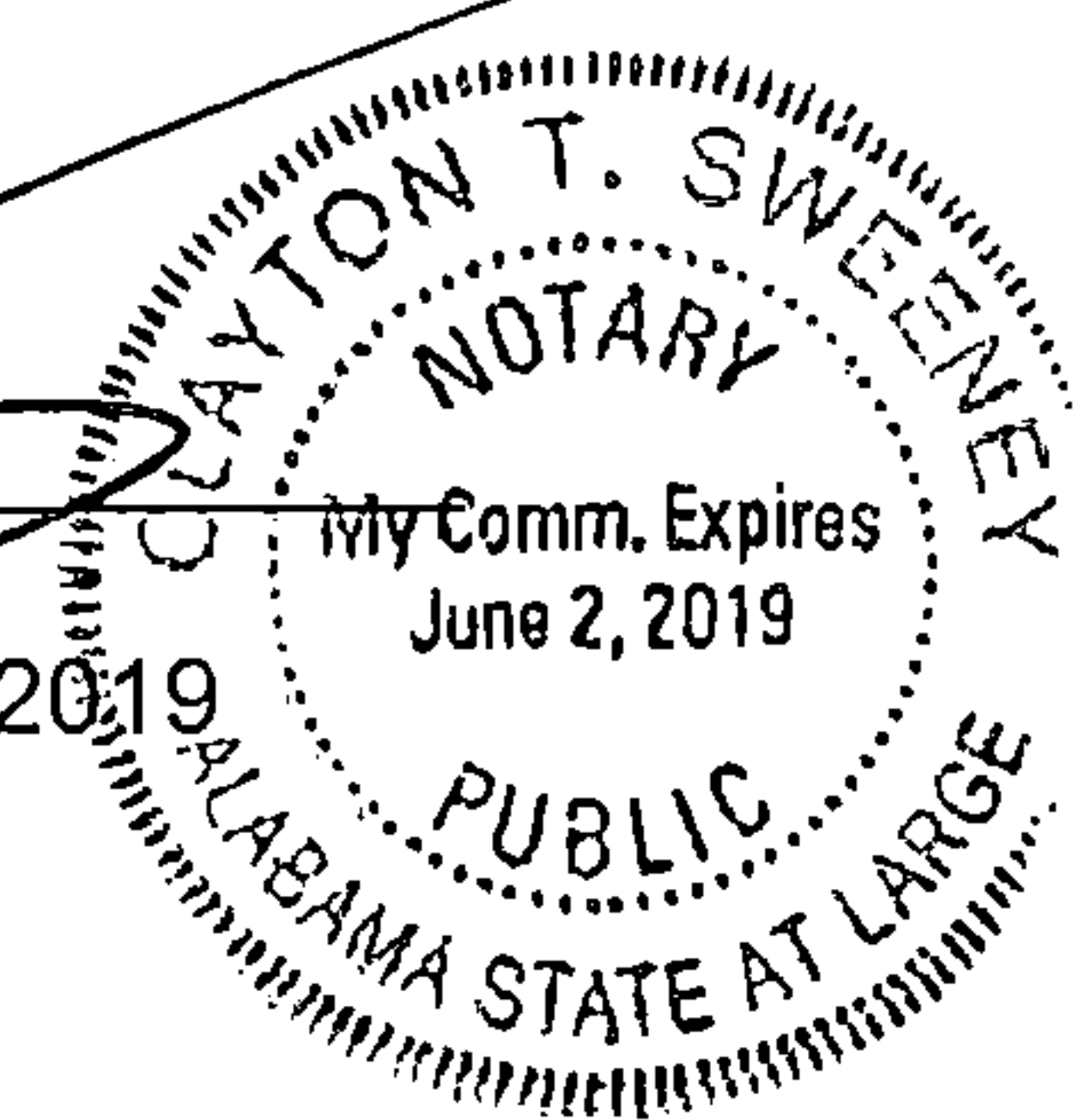
  
Gwendolyn Simmons


STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gwendolyn Simmons 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of July, 2018.

  
NOTARY PUBLIC  
My Commission expires: 06/02/2019



  
20180713000250330 4/5 \$38.50  
Shelby Cnty Judge of Probate, AL  
07/13/2018 11:59:10 AM 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 Eddleman Residential, LLC  
Mailing Address 2700 Hwy. 280, Ste. 425  
Birmingham, AL 35223

Grantee's Name Gwendolyn Simmons  
Mailing Address 1096 Springfield Drive  
Chelsea, AL 35043

Property Address 1096 Springfield Drive  
Chelsea, AL 35043

Date of Sale July 12, 2018

Total Purchase Price \$ 220,900.00

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  
☐ 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).

Date

Eddleman Residential, LLC  
Print by Douglas D. Eddleman, President and CEO

Unattested

(verified by)

Sign  
(Grantor/Grantee/Owner/Agent) circle one



20180713000250330 5/5 \$38.50  
Shelby Cnty Judge of Probate, AL  
07/13/2018 11:59:10 AM FILED/CERT