

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

20180803000276490
08/03/2018 08:10:38
AM DEEDS 1/2

Send tax notice to:
William Ricketts III and Lindsey Ricketts
351 Lake Chelsea Court
Chelsea, AL 35043
BHM1800629

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Nine Thousand Two Hundred and 00/100 Dollars (\$259,200.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kenneth S. McDonald and Amy H. McDonald**, husband and wife, by and through their Attorney-in-Fact, Chad Beasley, whose mailing address is 8402 JAMES ROBERTSON CT., BRENTWOOD, TN 37027, (hereinafter referred to as "Grantors"), by **William Ricketts III and Lindsey Ricketts**, whose mailing address is 351 Lake Chelsea Court, Chelsea, AL 35043, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **351 Lake Chelsea Court, Chelsea, AL 35043**, to-wit:

Lot 9-104, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas 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 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").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$246,240.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

****William Ricketts III is one and the same as William R. Ricketts III**

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, **Kenneth S. McDonald and Amy H. McDonald**, have hereunto set their signatures and seals on this the 1 day of AUGUST, 2018.

*Kenneth S. McDonald by
Chad Beasley his attorney in fact*

**Kenneth S. McDonald, by
Chad Beasley, his Attorney-
in-Fact**

*Amy H. McDonald by Chad Beasley
her attorney in fact*

**Amy H. McDonald, by Chad
Beasley, her Attorney-in-Fact**

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth S. McDonald and Amy H. McDonald, by and through their duly authorized Attorney-in-Fact, Chad Beasley**, whose name(s) is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Agent and Attorney-in-Fact, and with full authority, executed the same voluntarily, acting in his capacity as Agent and Attorney-in-Fact.

Given under my hand and official seal this the 1 day of AUGUST, 2018.

[Handwritten Signature]

Notary Public

Print Name: **CAITLIN HARDEE GRAHAM**

Commission Expires: **APR. 14, 2019**

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2018 08:10:38 AM
\$31.00 CHERRY
20180803000276490

[Handwritten Signature]