

Send tax notice to:
CAROLE MARIE MOTES
3156 CHELSEA PARK RIDGE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2018430 **20180807000280480**
08/07/2018 10:51:48 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JEFFREY RYAN GRACE and KATHERINE GILBERT GRACE, Husband and Wife **whose mailing address** is: 2447 Lancaster Circle Birmingham, AL 35242 (hereinafter referred to as "Grantors") by CAROLE MARIE MOTES **whose property address** is: 3156 CHELSEA PARK RIDGE, CHELSEA, AL, 35043 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-54, according to the Map and Survey of Chelsea Park 4th Sector, as recorded in Map Book 34, Page 147 A & B, 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 Granter and filed for record as Inst #20041014000566950, in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Granter and Chelsea Park Residential Association, Inc. and recorded as Inst. # 20041026000590790 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

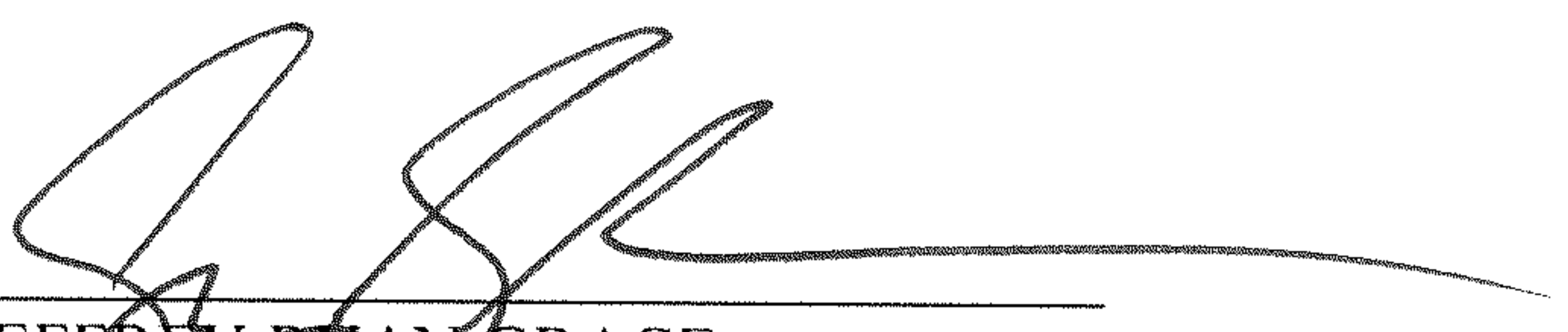

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Chelsea Park 4th Sector recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records and those rights reserved in Instrument# 1997-9552; in Instrument # 2000-4450; and in Instrument # 2001-2734
4. Articles of Incorporation of Chelsea Park Residential Association, Inc., as recorded in Inst# #200413/8336.
5. Easement to Level 3 Communications, LLC, recorded in Instrument #2000-0007, and in Instrument #2000-0671, in the Probate Office of Shelby County, Alabama.
6. Easement to Colonial Pipeline Company recorded in Deed Book 283, page 716 and Deed Book 253, page 324, in the Probate Office of Shelby County, Alabama.
7. Easement to U.S. Alliance for road, as set out in Instrument #2000-4454, in the Probate Office of Shelby County, Alabama.
8. Permanent Easement for water mains and/or Sanitary Sewer Main to the City of Chelsea as recorded in Instrument #20040120000033550, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company recorded in Instrument #20051031000564090; in Instrument #20060828000422650 in Instrument #2005020300005621 O; in Instrument #20050802000390130; in Instrument #20051031000564100; in Instrument #20050203000056190; in Instrument #20051031000564050; in Instrument #20050203000056190; in Instrument #20050203000056200; in

- Instrument #20060828000422540; and in Instrument #20070517000231130, all in the Probate Office of Shelby County, Alabama.
10. Conservation Easement and Declaration of Restrictions and Covenants recorded in Instrument #20041228000703980, Instrument #20041228000703990 and in Instrument #20041228000703970, in the Probate Office of Shelby County, Alabama.
 11. Easement Agreement between Chelsea Park Investments, Ltd, Chelsea Park, Inc., and Chelsea Park Properties, Ltd., as recorded in Instrument # 20040816000457750, in the Probate Office of Shelby County, Alabama.
 12. Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, page 111, in the Probate Office of Shelby County, Alabama.
 13. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument #20041223000699620, in the Probate Office of Shelby County, Alabama.
 14. Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision filed for record as Instrument #20041014000566950, in the Probate Office of Shelby County, and Alabama, and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument #20050425000195430, in said probate office.
 15. Declaration of Restrictive Covenants recorded in Instrument #20030815000539670, in the Probate Office of Shelby County, Alabama.
 16. Minerals, Resources and Groundwater Deed recorded in Instrument #20120611000206180, in the Probate Office of Shelby County, Alabama.
 17. Sewer Service Agreement recorded in Instrument #20121107000427750, in the Probate Office of Shelby County, Alabama

\$125,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of August, 2018.


JEFFREY RYAN GRACE

KATHERINE GILBERT GRACE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY RYAN GRACE and KATHERINE GILBERT GRACE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2018 10:51:48 AM
\$138.00 CHERRY
20180807000280480

Notary Public
Print Name: 
Commission Expires: 

