

Send tax notice to:

JAMES ALDERMAN CHAPMAN  
105 CROSSBROOK DRIVE  
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

2018494

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$427,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CATHY E. HUDSON F/K/A CATHY E. BOWMAN, a married woman**, whose mailing address is: 579 Eagle Pointe Lane, Pell City, AL 35128 and **TRACI FRANKS ABBETT, a married woman**, whose mailing address is: 270 White Springs Road, Warrior, AL 35180 (hereinafter referred to as "Grantors") by **JAMES ALDERMAN CHAPMAN and MARY MARGARET CHAPMAN** whose property address is: 105 Crossbrook Drive, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 7, according to the Survey of Crossbrook Farms First Sector, as recorded in Map Book 12, Page 86, in the Probate Office of Shelby County.**

**This property is not the homestead of the Grantors, nor that of their spouses.**

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 Crossbrook Farms First Sector recorded in Map Book 12, Page 86, 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 Real 145, Page 51 and Real 154, Page 302.
4. Restrictive covenants as recorded in Real 211, Page 292.
5. Easements recorded in Real 91, Page 25; Real 145, Page 51 and Real 154, Page 302.

**\$227,500.00 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 Grantors, have hereunto set their hand and seal this the 4th day of September, 2018.

Cathy E. Hudson  
CATHY E. HUDSON

Traci Franks Abbott  
TRACI FRANKS ABBETT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CATHY E. HUDSON and TRACI FRANKS ABBETT whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of September, 2018.

Notary Public APRIL 30, 2018  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/10/2018 12:59:52 PM  
\$218.00 CHERRY  
20180910000324220

*Allen S. Bayl*