

Send tax notice to:  
KATHERINE KAY LOWE  
1095 SPRINGFIELD 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

2018572

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred One Thousand and 00/100 Dollars (\$201,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BEATRIZ DYER and STEVEN D. DYER, wife and husband**, whose mailing address is: 19733 ROYAL TROON DRIVE, MONUMENT, CO 80132 (hereinafter referred to as "Grantors") by **KATHERINE KAY LOWE and EMMETT CLAY LOWE, JR.** whose property address is: **1095 SPRINGFIELD 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 7-22, according to the Plat of Chelsea Park, 7th Sector, as recorded in Map Book 37, Page 120, 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 Mo. 20041014000566950 in the Probate Office of Shelby County, Alabama and 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, (Which, together with all Amendments thereto, are hereinafter collectively referred to as the "Declaration").**

**BEATRIZ DYER AND BEATRIZ HAYDEN ARE ONE AND THE SAME PERSON.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. 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.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 37, Page 120.
4. 15 foot easement as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama.
5. 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, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument No. 200413 at Page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument No. 20061229000634370, in the Probate Office of Shelby County, Alabama.

6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 112, Page 111, in the Probate Office.
7. Easement to Bellsouth Telecommunications, Inc., as recorded in Instrument No. 20060630000315710 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. All minerals within and underlying the premises not owned by Granter, including without limitation, the mineral and mining rights and other rights, privileges and immunities relating thereto, set out in Instrument No. 1997-9552, Instrument No. 2000-94450, and corrected in Instrument No. 2001-27341 in said Probate Office.
10. Release of damages as recorded in Instrument No. 20061229000634390 in said Probate Office.
11. 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 may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20061229000634390 in said Probate Office.
12. Restrictions, limitations, conditions and other provisions as set out in Map Book 37, Page 12 in the Probate Office of Shelby County, Alabama.
13. Conservation Easement and Declaration of Restrictions and Covenants as recorded as Instrument No. 20041228000703990.
14. Articles of Incorporation of The Chelsea Park Improvement District Three as recorded in Instrument No. 20050209000065540.

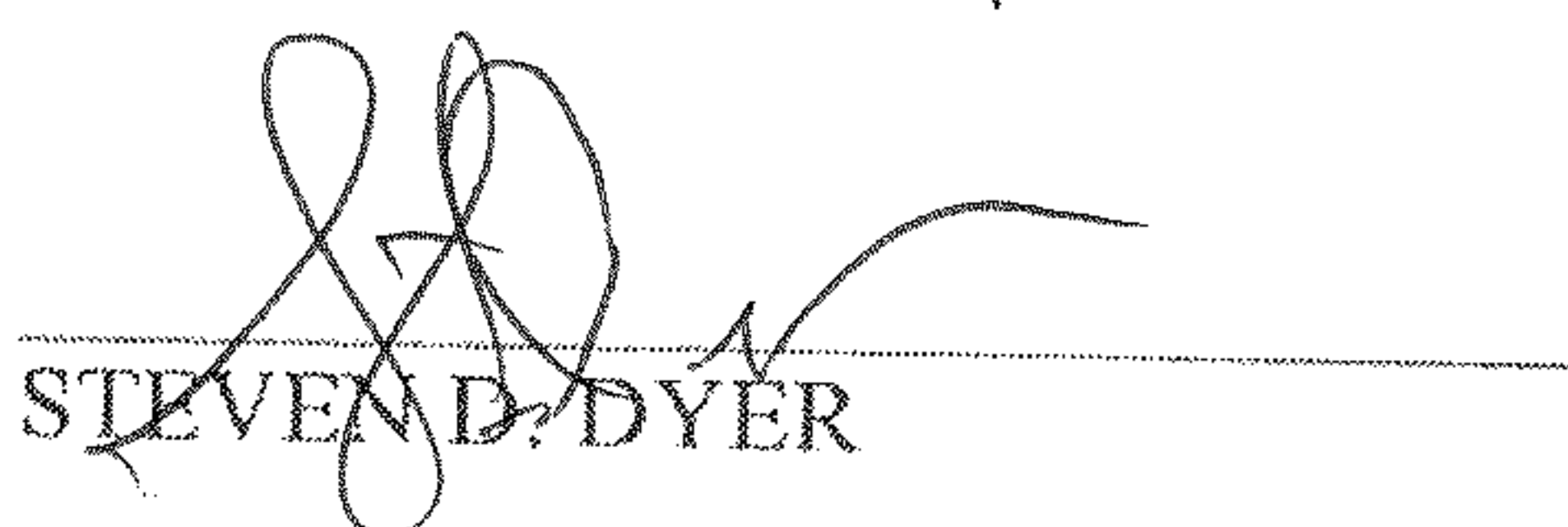
\$190,950.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 19 day of October, 2018.

  
BEATRIZ DYER

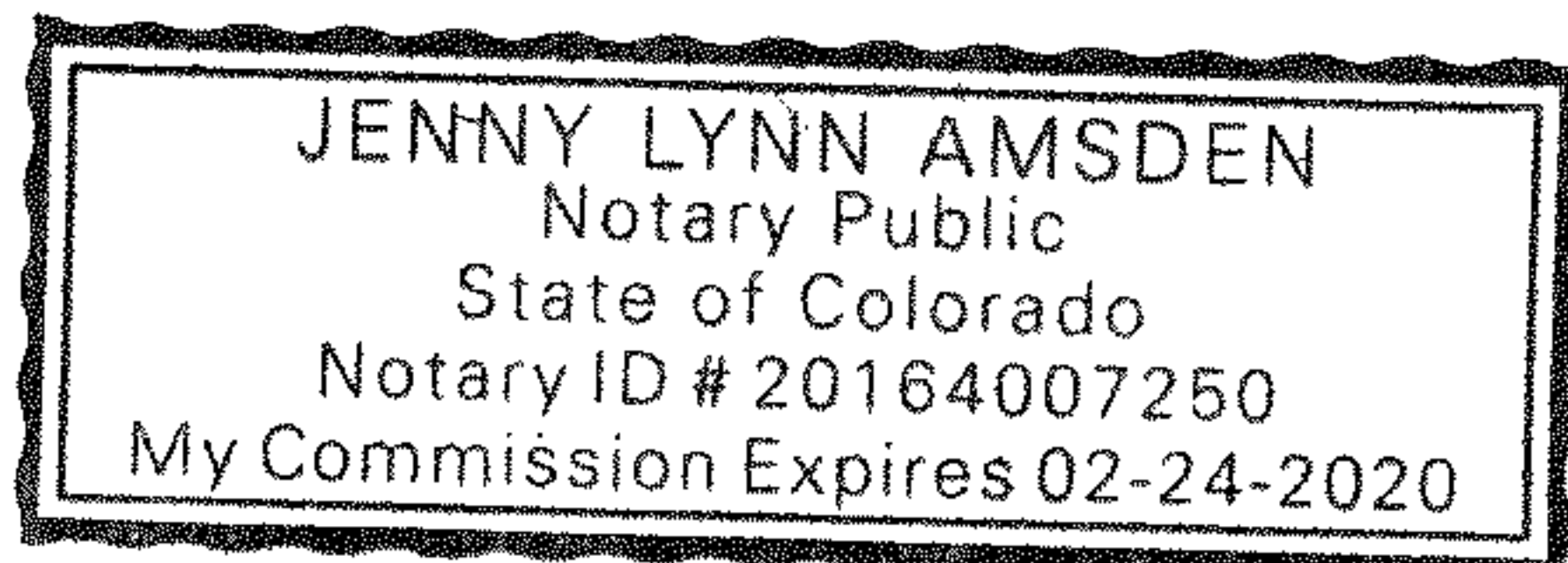
  
STEVEN D. DYER

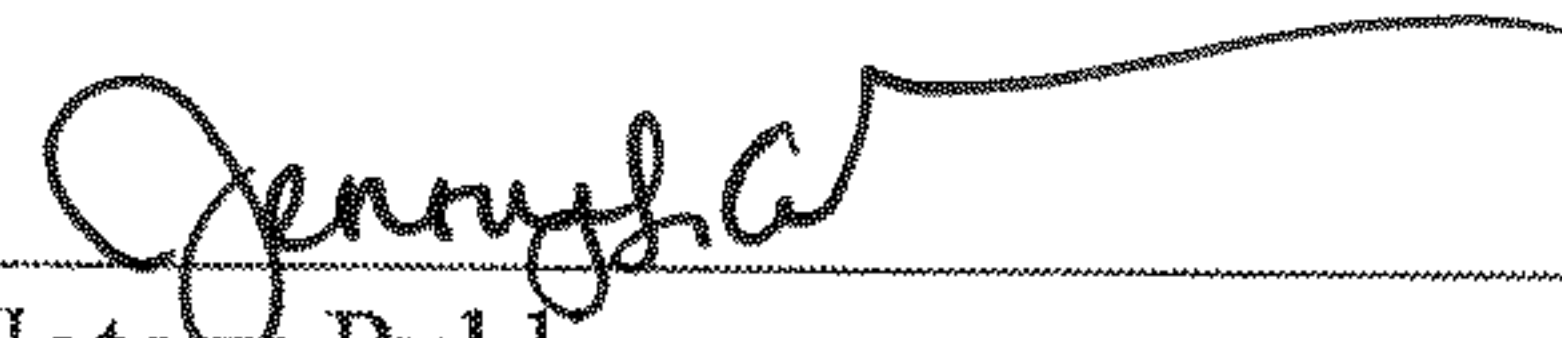
STATE OF COLORADO

COUNTY OF EL PASO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEATRIZ DYER and STEVEN D. DYER 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 19th day of October, 2018.



  
Notary Public  
Print Name: Jenny Lynn Amsden  
Commission Expires: 02/24/2020



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/30/2018 03:11:53 PM  
\$32.50 CHARITY  
20181030000384590

