

Send tax notice to:
STEVE SUSCE
324 CHASE PLANTATION CIRCLE
HOOVER, AL, 35244

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

2019113

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and 00/100 Dollars (\$172,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JOAN LADD, a single individual** whose mailing address is: 222 Glendover Road, Lexington, KY 40503 (hereinafter referred to as "Grantors") by **STEVE SUSCE** whose mailing address is: 324 Chase Planation Circle, Hoover, AL 35244 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 27, according to the Survey of Chase Planation, 3rd Sector, as recorded in Map Book 9, Page 47 A & B, in the Probate Office of Shelby County, Alabama.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 47 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, and rights reserved in Deed Book 127, Page 140, and in Real 64, Page 642.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 407; in Deed Book 151, Page 451; in Deed Book 179, Page 79; and in Deed Book 332, Page 554.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Misc. Book 14, Page 536; amended in Misc. Book 17, Page 550; in Misc. Book 34, Page 549; in Real 11, Page 336; and in Deed Book 335, Page 175.
6. Restriction to use as residential townhouses as shown in Item 6 of deed recorded in Deed Book 335, Page 175, and in Deed Book 356, Page 358.
7. Easement to Harbert Equitable Joint Venture as recorded in Deed Book 335, Page 158.
8. Restrictive covenants as recorded in Real Record 11, Page 336.
9. Agreement with Alabama Power Company as recorded in Real Record 16, Page 228.
10. Easement as to underground cables as recorded in Real Record 16, Page 231.
11. Articles of Incorporation of Chase Plantation Homeowners Association, Inc., as recorded in Book 25, Page 463.

^{12.}
~~13.~~ Articles of Incorporation of Chase Plantation Third Sector Homeowners Association, Inc., as recorded in Book 30, Page 198.

\$0.00 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.

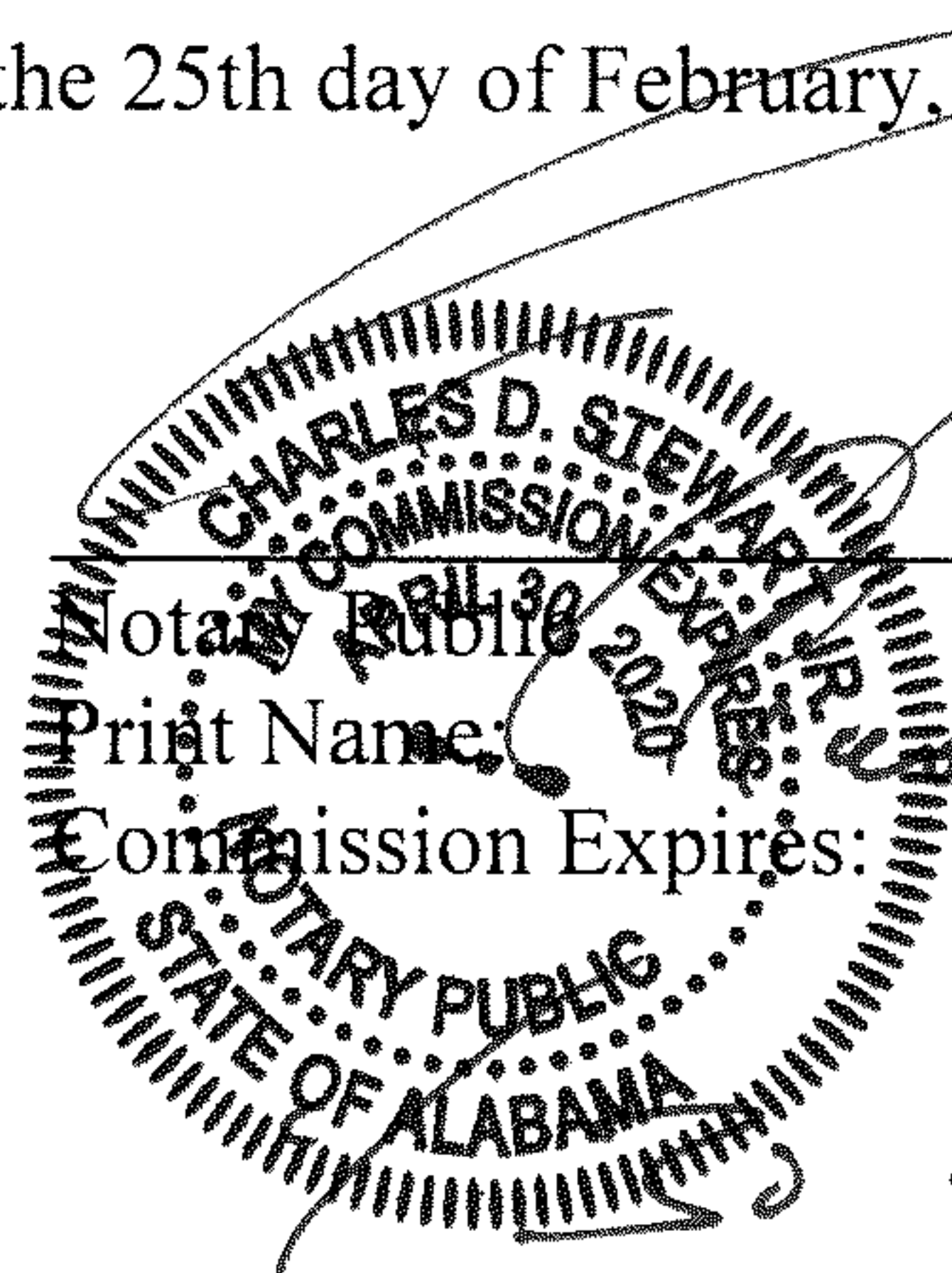
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of February, 2019.

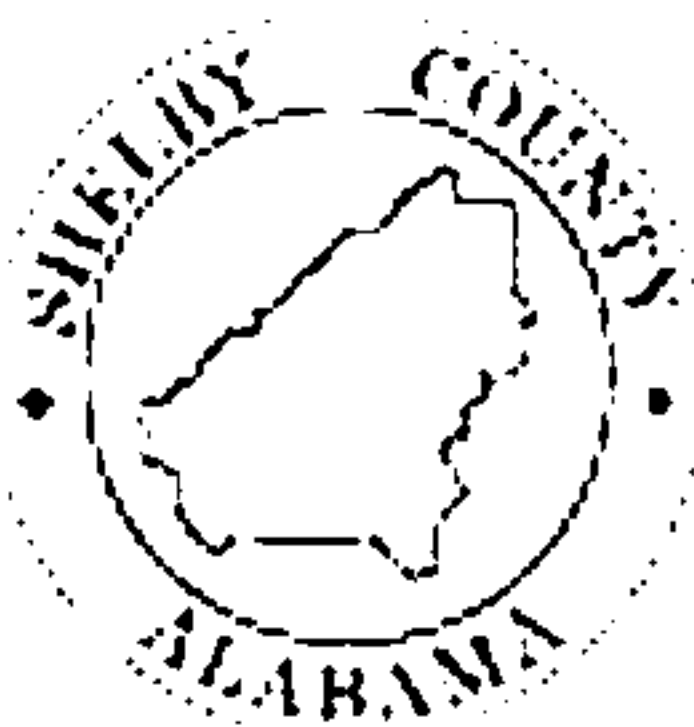
Joan Ladd
JOAN LADD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOAN LADD 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 25th day of February, 2019.


Charles D. Stewart
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/26/2019 10:55:57 AM
\$190.00 CHERRY
20190226000060000

Allen S. Byrd