

Send tax notice to:  
HANNAH V. BALLENGER  
1022 PRESTON PLACE  
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

2019084T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand and 00/100 Dollars (\$179,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES RYAN BROWN and KRISTA MARIE BROWN, husband and wife** whose mailing address is: 2121 KNOLLWOOD PLACE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **HANNAH V. BALLENGER and CASEY BALLENGER** whose property address is: **1022 PRESTON PLACE, 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 6-119, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13 in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision executed by Grantor and filed for record as Instrument 20041014000566950, the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector, a Residential Subdivision as recorded in Instrument 20041014000566970, and the Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector and 6th Sector, a Residential Subdivision as recorded as Instrument 20060720000351160 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").**

**Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument 20040816000457750 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 Chelsea Park, 6th Sector, as recorded in Map Book 37, Page 13, 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, including those recorded in Deed Book 244, Page 587; Instrument #1997/9552, Instrument #2000-94450, and corrected in Instrument #2001-27341.
4. Transmission Line Permit to Alabama Power Company recorded in Deed 112, Page 111. Conservation Easement recorded as Instrument

#20041228000703970; Instrument #20041228000703980; Instrument #20031222000822880 and Instrument #20041228000703990.


- 5. Easement to Level 3 Communications, LLC recorded in Instrument #2000-0007 and Instrument #2000-0671.
- 6. Articles of Incorporation of Homeowners Association recorded in Instrument #20050714000353260.
- 7. Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision executed by Grantor and filed for record as Instrument 20041014000566950, the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector, a Residential Subdivision as recorded in Instrument 20041014000566970, and the Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector and 6th Sector, a Residential Subdivision as recorded as Instrument 20060720000351160 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

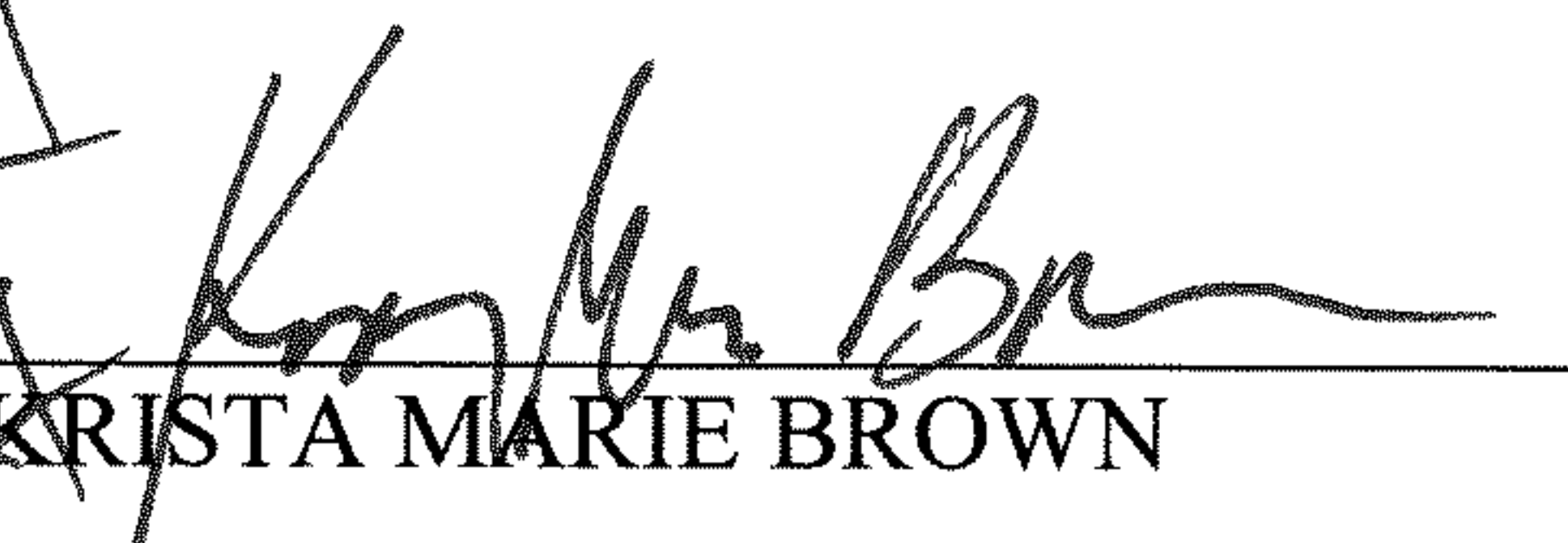
\$173,630.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 28th day of February, 2019.

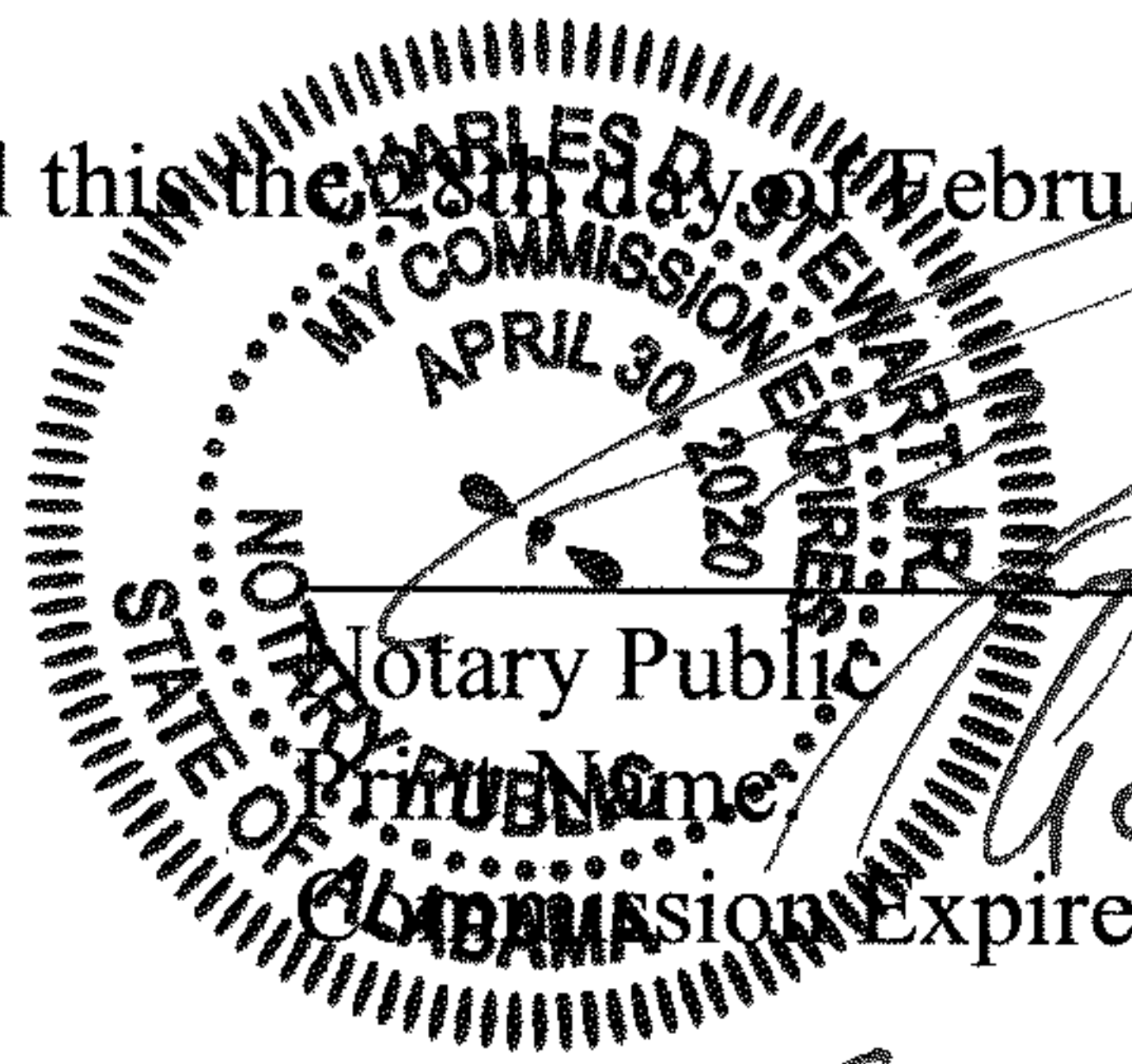
  
 \_\_\_\_\_  
 JAMES RYAN BROWN


  
 \_\_\_\_\_  
 KRISTA MARIE BROWN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES RYAN BROWN and KRISTA MARIE BROWN 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 28th day of February, 2019.

  
 \_\_\_\_\_  
 Charles D. Stewart  
 Notary Public  
 State of Alabama  
 My Commission Expires: APRIL 30, 2020





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2019 08:34:39 AM  
\$23.50 CHERRY  
20190304000067080

*Allen S. Bayl*