

Send tax notice to:
TREVOR A. LANCASTER
1029 EDGEWATER LANE
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

2019095

20190304000067100
03/04/2019 08:42:38 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MY PLACE RENTALS, LLC** whose mailing address is: 1222 EDENTON STREET, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **TREVOR A. LANCASTER** whose property address is: **1029 EDGEWATER LANE, CHELSEA, AL, 35043** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10-20, according to the Survey of Chelsea Park 10th Sector, as recorded in Map Book 37, Page 12, 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 the Grantor and file for record as instrument no. 20041014000566950 in the Probate office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park10 Sector executed by Grantor and Chelsea Park Residential Association, Inc. as recorded as Instrument no. 20061108000548430, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. The Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by Grantor and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20041014000566950.
5. The Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, a Residential Subdivision, executed by Grantor, Chelsea Park, Inc. and Chelsea Park Residential Association, Inc. and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 200612290006634370.
6. The Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 10th Sector, a Residential Subdivision, executed by Grantor, Chelsea Park, Inc. and Chelsea Park Residential Association, Inc. and recorded in the Office of

the Judge of Probate of Shelby County, Alabama as Instrument No. 20061108000548430.

7. The Declaration of Covenants, Conditions and Restrictions for Chelsea Park 11th Sector, a Residential Subdivision, executed by Grantor, Chelsea Park, Inc. and Chelsea Park Residential Association, Inc. and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20070831000411450 (together with the Declarations set forth in paragraphs 6-8 referred to herein as the "Declaration of Covenants")

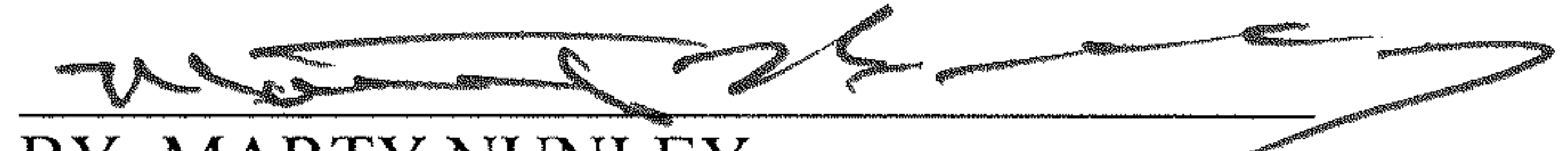
\$247,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the said Grantor, MY PLACE RENTALS, LLC, by MARTY NUNLEY, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 28th day of February, 2019.

MY PLACE RENTALS, LLC


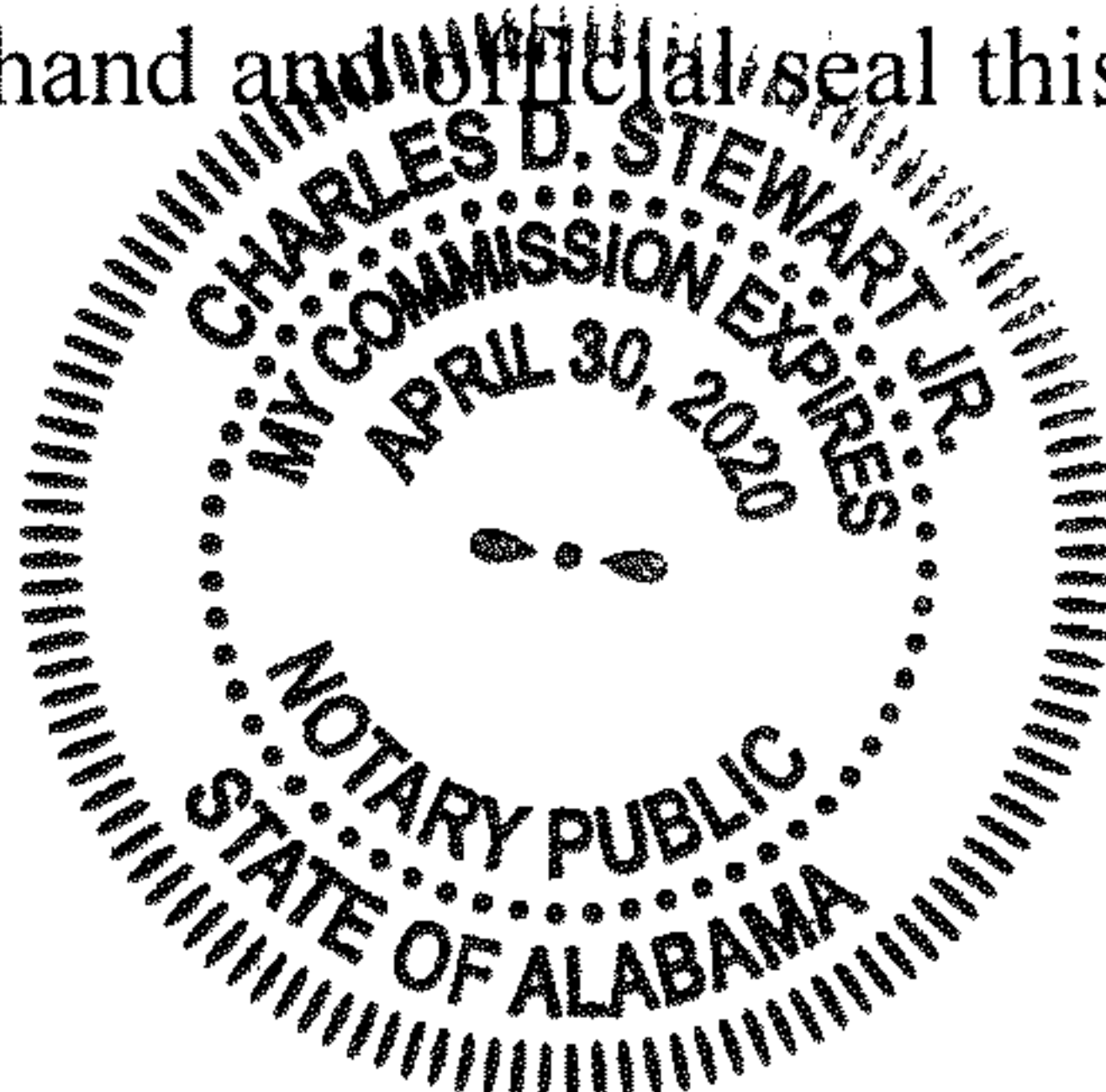


BY: MARTY NUNLEY
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTY NUNLEY, whose name as MEMBER OF MY PLACE RENTALS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 28th day of February, 2019.



Notary Public
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
03/04/2019 08:42:38 AM
\$31.00 CHERRY
20190304000067100

Allen S. Bayl