

Send tax notice to:
Nicole M. Robbins
William M. Robbins
320 Honeysuckle Lane
Chelsea, Alabama 35043
(Grantees' Mailing Address)

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of **Thirty Five Thousand and 00/100 Dollars (\$35,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, **CHELSEA ONE, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **NICOLE M. ROBBINS AND WILLIAM M. ROBBINS**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SUBJECT TO THE FOLLOWING:

1. Grantor reserves the Right of First Refusal should Buyers fail to build on the land or in the event that Buyers decide to sell the vacant lot. The purchase price of the lot will be paid by Grantor at the above purchase price or less.
2. Grantees will have 18 months from the date of this conveyance to build unless extended by Seller herein.
3. Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

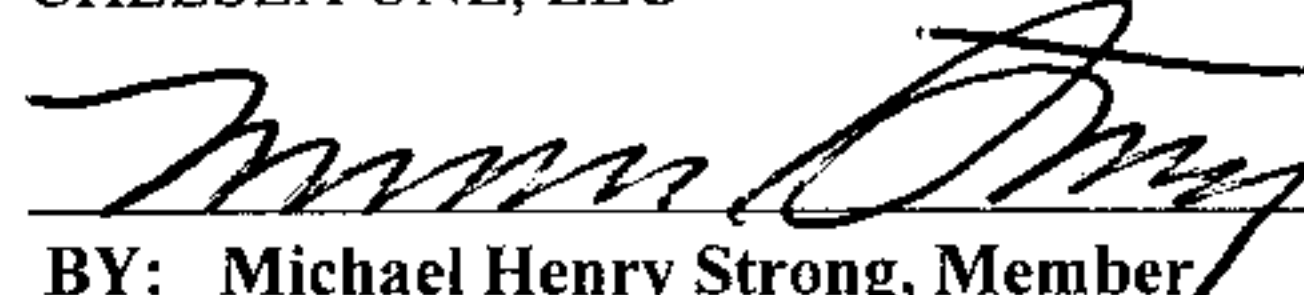
TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, this 3 day of May, 2019.

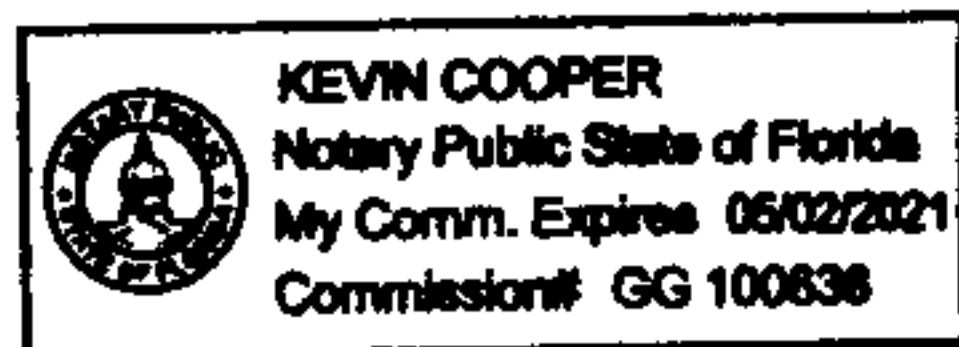
CHELSEA ONE, LLC

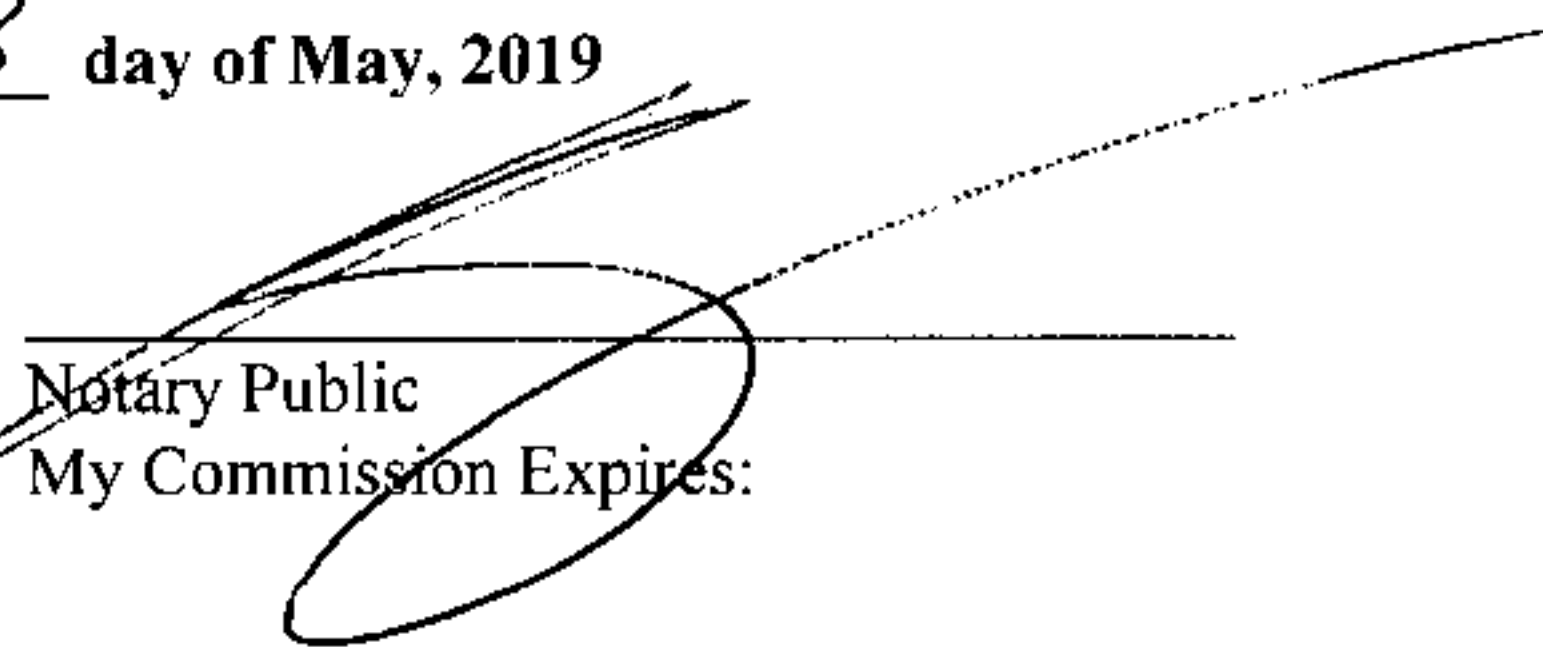
 (Seal)
BY: Michael Henry Strong, Member

STATE OF FLORIDA
COUNTY OF MANATEE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Michael Henry Strong, whose name is signed to the above instrument as a Member of CHELSEA ONE, LLC, an Alabama limited liability company,** and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and official seal this 3 day of May, 2019




Notary Public
My Commission Expires:


20190516000167390 2/2 \$53.00
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