

**20190522000175320**  
**05/22/2019 11:16:41 AM**  
**DEEDS 1/2**

**SEND TAX NOTICE TO:**  
Kaley Renee Murchland &  
Cory David Stephens  
4991 Hawthorne Place  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Two Hundred Seventy Two Thousand and 00/100 Dollars (\$272,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Matthew Pears and Jaime Pears**, a married couple, whose mailing address is 1602 Oxmoor Rd, Homewood, AL 35209, (hereinafter referred to as "Grantor", whether one or more), by **Kaley Renee Murchland and Cory David Stephens** (hereinafter referred to as "Grantee", whether one or more), whose address is 576 Polo Way, Chelsea, AL 35043, the receipt and sufficiency of which are hereby acknowledged, Grantor do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama, to-wit:**

Lot 6-49A, according to the Amended Map of Chelsea Park 6th Sector Resurvey, as recorded in Map Book 43, Page 141 in the Probate Office 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 No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20060720000351160 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

**SUBJECT TO:** ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION. MINING AND MINERAL RIGHTS EXCEPTED.

\$258,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

**TO HAVE AND TO HOLD**, to Grantee, and grantee's heirs, executors, administrators and assigns forever. The Grantor does for the grantor and for the grantor's heirs and assigns, covenant with Grantee, and grantee's heirs, executors, administrators and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will, and grantor's heirs, executors, administrators shall warrant and defend the same to the said Grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Matthew Pears and Jaime Pears have hereunto set their signatures and seals on this 17<sup>th</sup> day of May, 2019.



Matthew Pears

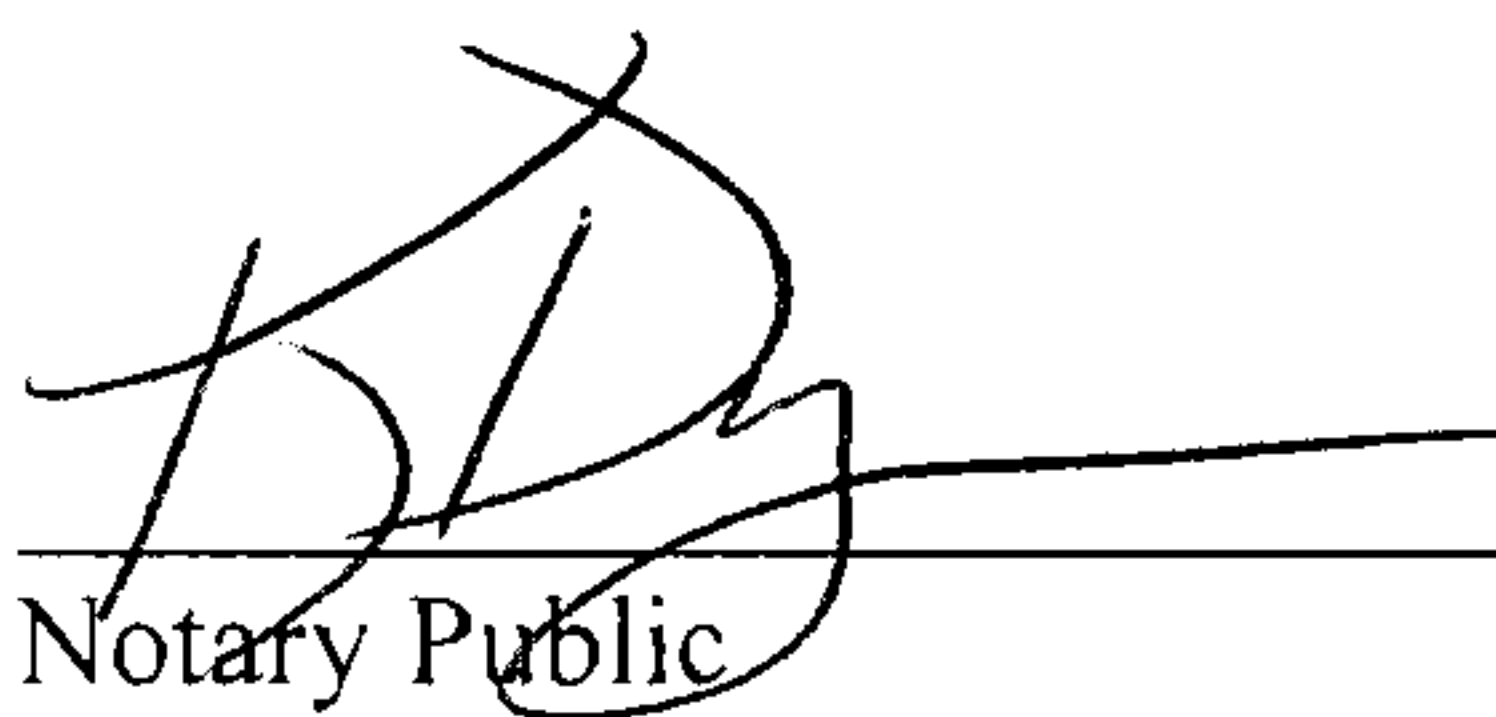
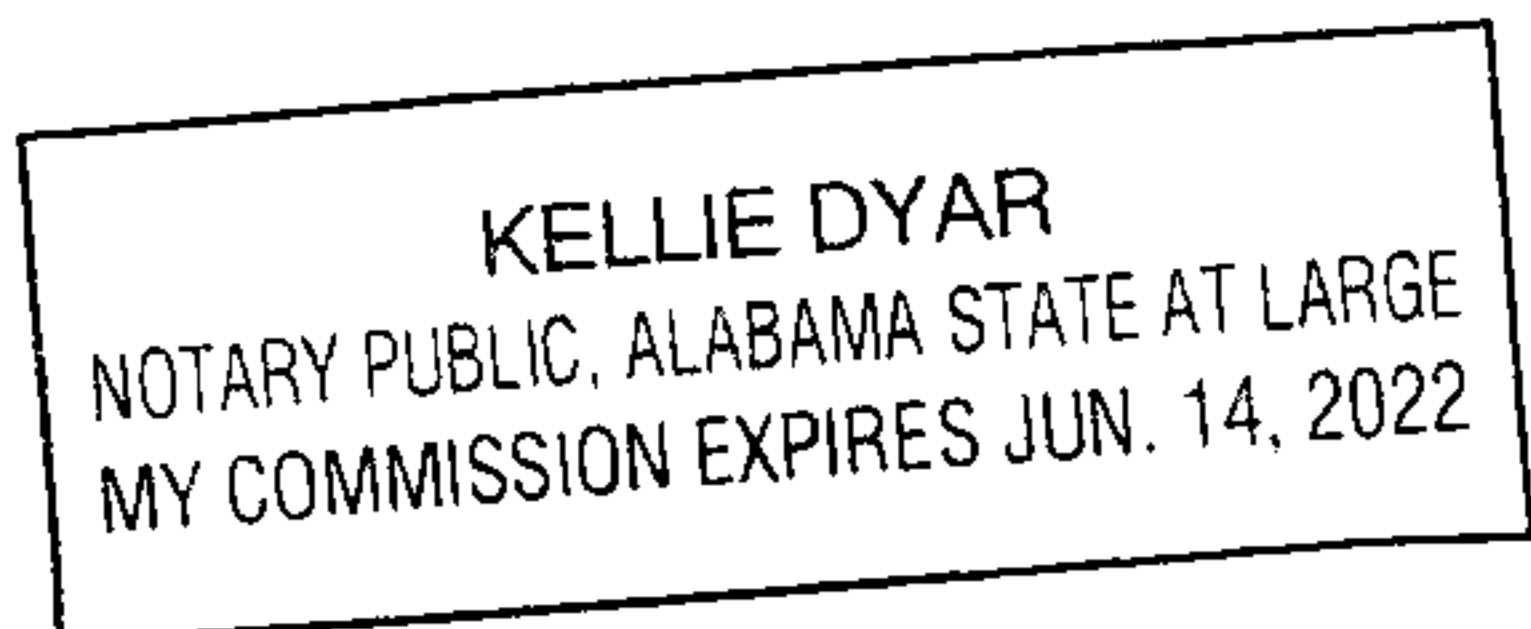


Jaime Pears

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Pears and Jaime Pears, 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 17<sup>th</sup> day of May, 2019.

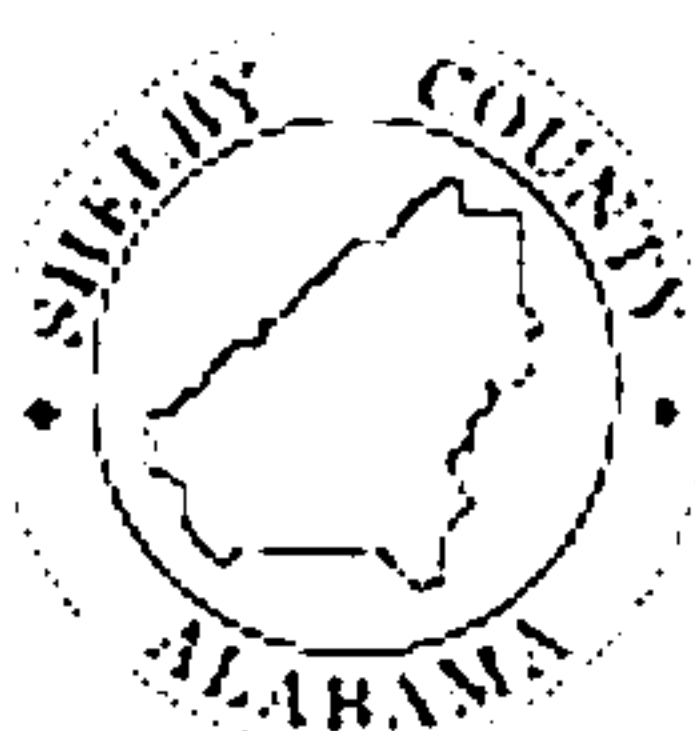


Notary Public

Print Name: Kellie Dyar

Commission Expires: 06/14/2022

CHL1900023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/22/2019 11:16:41 AM  
\$32.00 CHARITY  
20190522000175320

