

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Lauren E. Hoch  
1060 Springfield Dr.  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Six Thousand Five Hundred Dollars and No Cents (\$236,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Zachary A. Martin and Jessica Martin, husband and wife (herein referred to as Grantor, whether one or more), whose mailing address is:

206 Polo Downs Chelsea AL 35043  
grant, bargain, sell and convey unto Lauren E. Hoch (herein referred to as Grantee, whether one or more), whose mailing address is:

1060 Springfield Dr. Chelsea, AL 35043  
the following described real estate situated in Shelby County, Alabama, to wit:

Lot 7-253, according to the Plat of Chelsea Park, Seventh Sector, First Addition, as recorded in Map Book 37, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in 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 file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 14<sup>th</sup> day of June, 2019.

[Signature]  
Zachary A. Martin

[Signature]  
Jessica Martin

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Zachary A. Martin and Jessica Martin is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14<sup>th</sup> day of June, 2019.

[Signature]  
Notary Public, State of Alabama  
Printed Name of Notary  
My Commission Expires: 12/29/2021

LORI FARLEY  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
December 29, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/18/2019 09:07:21 AM  
\$251.50 CATHY  
20190618000214930

Alvin S. Boyd