

Send tax notice to:
CRYSTAL MAXWELL
261 KINGS CREST LANE
PELHAM, AL 35124

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

2019445

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Six Thousand and 00/100 Dollars (\$26,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **TERRI CHAMBERS, a single individual** whose mailing address is: 8489 SHORESIDE LANE, HELENA, AL 35022 (hereinafter referred to as "Grantors") by **CRYSTAL MAXWELL and LUCAS MAXWELL** whose mailing address is 261 KINGS CREST LANE, PELHAM, AL 35124 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:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

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. Less and except any part of subject property lying within any road right-of-way.
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.
4. 25-foot easement and nature trail as shown in Map Book 18, Page 38
5. 25-foot building set-back as shown in Map Book 18, Page 38
6. Right-of-way granted to Alabama Power Company recorded in Real 224, Page 179; Real 224, Page 194 and Real 270, Page 75.
7. Easement granted to South Central Bell Telephone Company recorded in Inst. No. 1992-5413.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Terri Chambers is the surviving grantee of deed recorded in Inst. No. 20190625000224800; the other grantee, Rose Mary Chambers, having died on or about the 28th day of January, 2019.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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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 27th day of June, 2019.

*Lein Chambers By and Thru
Daphney Massey her attorney in fact*

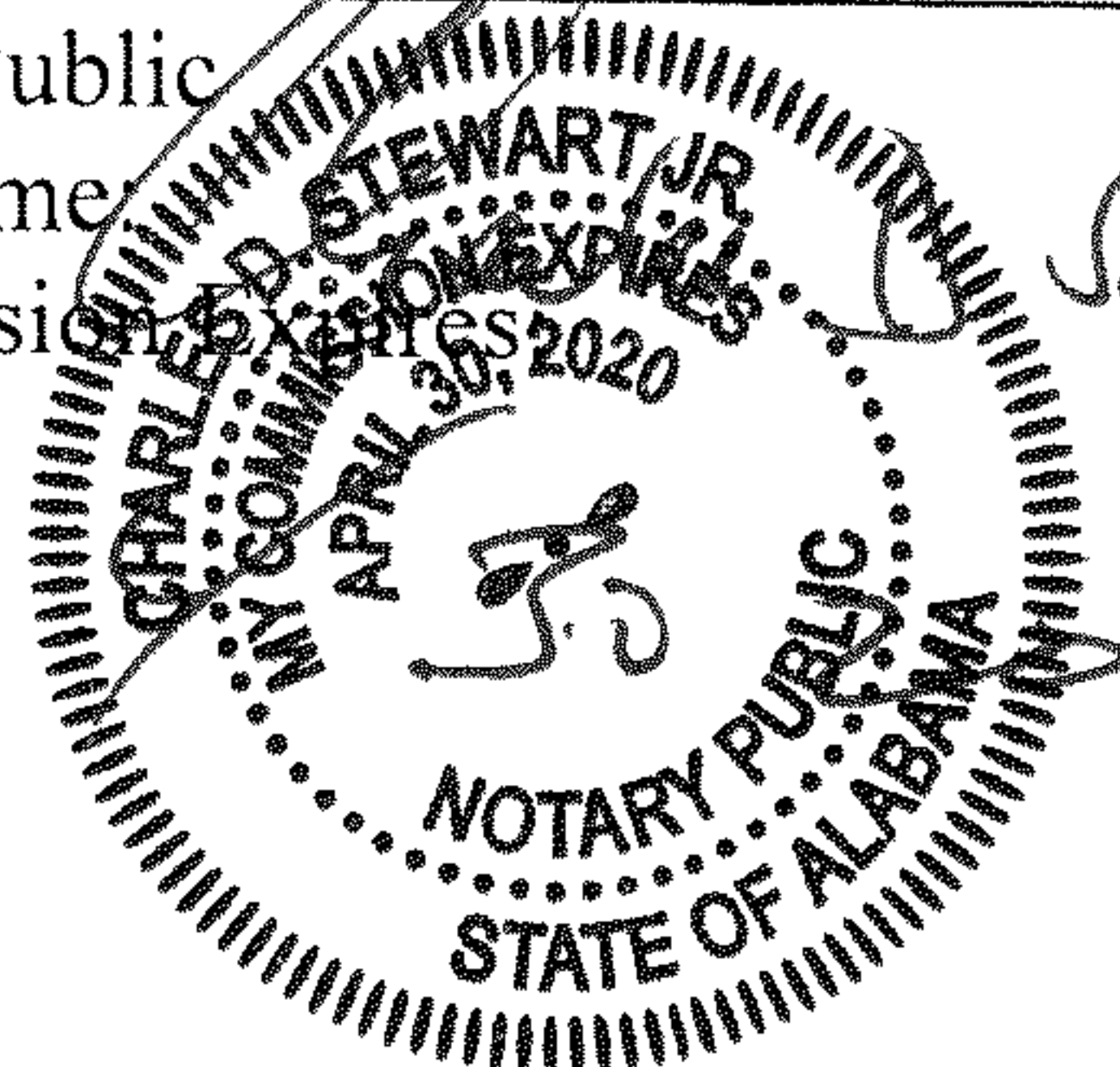
TERRI CHAMBERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRI CHAMBERS 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 27th day of June, 2019.

Notary Public
Print Name
Commission Expires



LEGAL DESCRIPTION

A parcel of land situated in Section 29, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of Lot 69 of Weatherly King's Crest Sector 3 Phase 3 as recorded in Map Book 18, Page 38A-B in the Office of the Judge of Probate in Shelby County, Alabama; thence N 52 degrees 53' 39" W along the northeasterly right-of-way of King's Crest lane and a point on a curve to the right having a central angle of 6 degrees 31' 08" and a radius of 787.34 feet, said curve subtended by a chord bearing N 34 degrees 04' 55" E and a chord distance of 90.67 feet; thence along the arc of said curve and along said right-of-way a distance of 90.72 feet to a point of tangent; thence 37 degrees 20' 29" E along said right-of-way a distance of 50.98 feet to a point of curve to the left having a central angle of 17 degrees 35' 54" and a radius of 430.00 feet, said curve subtended by a chord bearing N 28 degrees 32' 32" E and a chord distance of 131.55 feet; thence along the arc of said curve and along said right-of-way a distance of 132.07 feet to a point of tangent; thence N 19 degrees 44' 35" E along said right-of-way a distance of 27.86 feet to the SW corner of Lot 66 of Weatherly King's Crest Sector 3 Phase 2 as recorded in Map Book 16 Page 141 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 49 degrees 35' 40" E along the southwesterly line of Lot 66 for a distance of 650.29' to the SE corner of Lot 66; thence S 00 degrees 19' 20" W along a projection of the easterly line of Lot 66 for a distance of 249.28 feet to a point on a projection of the southeasterly line of Lot 69; thence S 52 degrees 22' 25" W along the projection of the southeasterly line of Lot 69 a distance of 63.36 feet to the Point of Beginning.

Subject to a 25 foot easement and nature trail as shown on the plat for Weatherly King's Crest Sector 3 Phase 3 as recorded in Map Book 18 Page 38A-B in the Office of the Judge of Probate in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 01:08:34 PM
\$47.00 CHERRY
20190702000236910

Alli S. Beal