

20190722000260150

07/22/2019 03:24:33 PM

DEEDS 1/2

Send tax notice to:

PRISCILLA E. STRAHAN  
3144 CHELSEA PARK RIDGE  
CHELSEA, AL. 35243

This instrument prepared by:

Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019426

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KAREN JENSON AULISA AND ANTHONY GERARD AULISA AS TRUSTEES FOR THE KAREN JENSEN AULISA TRUST DATED JUNE 23, 2016 whose mailing address is: 2775 NW 49TH Ave #205, Ocala FL 34482 (hereinafter referred to as "Grantor") by PRISCILLA E. STRAHAN whose property address is: 3144 CHELSEA PARK RIDGE, CHELSEA, AL, 35243 (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:

Lot 4-51, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A&B, in the Office of the Judge of Probate 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 Inst No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Inst. No. 20050425000195430, (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 due and payable until October 1, 2019.
2. Restrictions as noted on Map Book 34, Page 147 A & B.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20041014000566950 and Instrument No. 20041026000590790, in the Probate Office of Shelby County, Alabama.
4. Easement agreement as recorded in Instrument No. 20040816000457750.
5. Conservation easement and Declaration of Restrictions and Covenants as recorded in Instrument No. 20041228000703990, in said Probate Office.
6. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 20041223000699620 and notice of final assessment District 1 as recorded in Instrument No. 20050209000065520.
7. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 112, Page 111.
8. Easement as recorded in Instrument No. 20040120000033550.
9. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, page 587, Instrument No. 1997-9552 and Instrument No. 2000-94450 and corrected in Instrument No. 2001-27341, in the Probate Office of Shelby County, Alabama.



10. Release of damages as recorded in Instrument No. 20040922000521690, as recorded in the Probate Office of Shelby County, Alabama.
11. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20040922000521690 in Probate Office;
12. Right of way easement as recorded in Instrument No. 2000-4454.
13. Easement as recorded in Deed Book 253, Page 324.
14. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20050203000056200.
15. Distribution easement to Alabama Power Company as recorded in Instrument No. 20050203000056210.
16. Declaration of Restrictive Covenants as recorded in Instrument no. 2005040425000195430.
17. Easement to Town of Chelsea as recorded in Map Book 20040107000012460.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, KAREN JENSEN AULISA TRUST, by KAREN JENSEN AULISA AND ANTHONY GERARD AULISA, its TRUSTEES, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12 day of July, 2019.

KAREN JENSEN AULISA TRUST

*Karen Jensen Aulisa*  
KAREN JENSEN AULISA, TRUSTEE

*Anthony Gerard Aulisa*  
ANTHONY GERARD AULISA, TRUSTEE

STATE OF Florida  
COUNTY OF Marion

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KAREN JENSEN AULISA AND ANTHONY GERARD AULISA, whose name as TRUSTEES OF THE KAREN JENSEN AULISA TRUST, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, they executed the same voluntarily for and as the act of said ~~corporation~~ Trust DS.

Given under my hand and official seal this the 12th day of July, 2019.

*[Signature]*

Notary Public *Derick Richard Schmidt*

Print Name:

Commission Expires: 03 - 06 - 2023



Derick Richard Schmidt

State of Florida

My Commission Expires 03/06/2023

Commission No. GG 308510



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/22/2019 03:24:33 PM  
\$163.00 CHERRY  
20190722000260150

*Ann S. Byrd*