20191014000377270
10/14/2019 10:50:32 AM
DEEDS 1/2

Send tax notice to:
DAVID F. PAINTER
350 LAKE CHELSEA COURT
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019664

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand Five Hundred Fifty and 00/100 Dollars ($260,550.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LUCY WILSON HERNDON and CHRISTOPHER WILSON HERNDON, SINGLE INDIVIDUALS** whose mailing address is: 2546 Genoa Way Apt 103 Vestavia AL 35243 (hereinafter referred to as "Grantors") by **DAWSON PAINTER and DAVID F. PAINTER** whose property address is: **350 LAKE CHELSEA COURT, CHELSEA, AL, 35043** 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 9-95, according to the survey of Chelsea Park, 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Chelsea Park, 9th Sector recorded in Map Book 37, page 47, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, conditions, and restrictions, liens and assessments as set forth in the Articles of Incorporation of Chelsea Park Improvement District Two as recorded Instrument #20041223000699630.
5. Right-of-way to Alabama Power Company recorded in Instrument #20060630000314940; Instrument #20050203000056210 and Instrument #20060828000422650.
6. Declaration of Easements and Master Protective Covenants for Chelsea Park as recorded in Instrument #20041014000566950 along with the Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #20051222000659740 and Corrective Amendment to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector recorded in Instrument #20060920000468120 and any amendments thereto.
7. Articles of Incorporation of Chelsea Park Residential Association, Inc., as recorded in Instrument #200413/8336.
8. Notice of Final Assessment of Real Property recorded in Instrument #20050209000065530.

9. Covenants releasing predecessor from liability arising from sinkholes, etc., recorded in Instrument #20080107000006980 and Instrument #20111207000368850 (this lot only).
10. Easement to Level 3 Communications recorded in Instrument #2000-0007 and Instrument #2000/0671.
11. Easement to Colonial Pipeline Company recorded in Book 283, page 716, and Deed Book 253, Page 324.
12. Covenants, conditions, reservations, restrictions, limitations and agreements recorded in Instrument #20080107000006980 and Instrument #20111207000368850 (this lot only).
13. Transfer of developer's rights and obligations as recorded in Instrument #20080107000006980 and Instrument #20111207000368850 (this lot only).
14. Easement Agreement recorded in Instrument #20040816000457750.

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

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

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 7 day of October, 2019.

LUCY WILSON HERNDON

CHRISTOPHER WILSON HERNDON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LUCY WILSON HERNDON and CHRISTOPHER WILSON HERNDON 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 7 day of October, 2019.

Notary Public
Print Name:
Commission Expires:
4 30 20

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/14/2019 10:50:32 AM
$286.00 JESSICA
20191014000377270