

This Instrument Prepared By:

\$295,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED AND NINETY FIVE THOUSAND DOLLARS AND NO/100 (\$295,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **DENNY R. PUGH, JR. and RHONDA PUGH, wife and husband**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **F. JAMES DOYLE, AS TRUSTEE OF THE F. JAMES DOYLE, II REVOCABLE TRUST, DATED SEPTEMBER 11, 2014**, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
4. Restrictive covenants contained in instrument(s) recorded in Instrument No. 20041014000566950 and Instrument No. 20070831000411450.
5. Terms, conditions, obligations, rules, regulations and by-laws of Chelsea Park Improvement District Three as evidenced by the Articles of Incorporation recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540.
6. Terms, conditions, obligations, rules, regulations and by-laws of Chelsea Park Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20041014000566950.
7. 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interests which they may own to the Grantee/s.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters

to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 8 day NOVEMBER, 2019.

[Signature]
DENNY R. PUGH, JR.

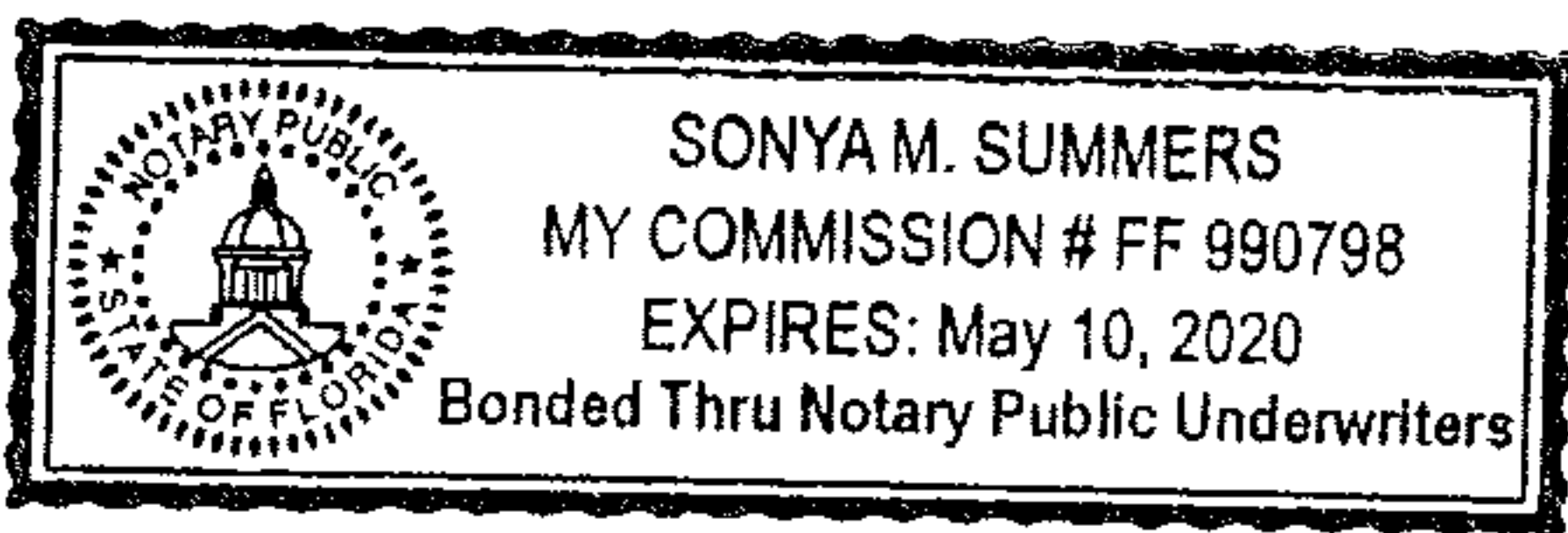
[Signature]
RHONDA PUGH

STATE OF FLORIDA
COUNTY OF LEON

I, the undersigned Notary Public, in and for said State, hereby certify that, **DENNY R. PUGH, JR., husband of Rhonda Pugh**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of NOVEMBER, 2019.

(AFFIX NOTARIAL SEAL)



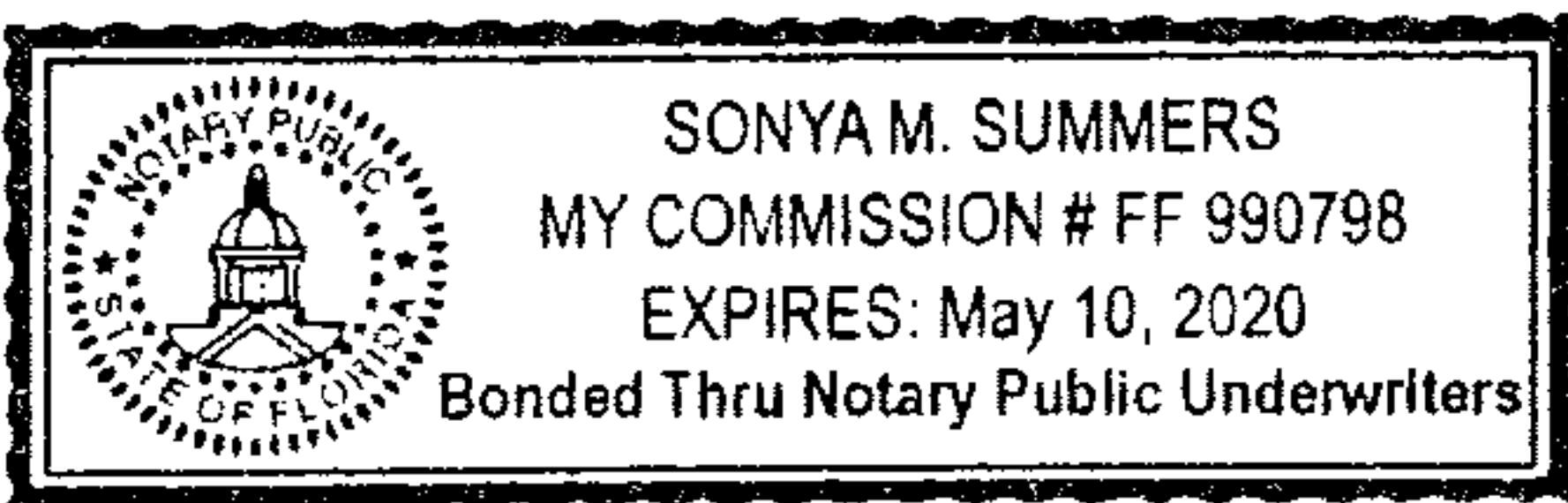
[Signature]
NOTARY PUBLIC
My Commission Expires: 5/10/2020

STATE OF FLORIDA
COUNTY OF LEON

I, the undersigned Notary Public, in and for said State, hereby certify that, **RHONDA PUGH, wife of Denny R. Pugh, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of NOVEMBER, 2019.

(AFFIX NOTARIAL SEAL)



[Signature]
NOTARY PUBLIC
My Commission Expires: 5/10/2020

PROPERTY ADDRESS:
1060 Evan Circle
Chelsea, Alabama 35043

GRANTEE'S ADDRESS:
1060 Evan Circle
Chelsea AL 35043

GRANTOR'S ADDRESS:
3550 Esplanade Way Apt 12111
Tallahassee, FL 32311

THIS DEED SHALL BE MADE EFFECTIVE AS OF: November 8th 2019

EXHIBIT A

LOT 11-13, ACCORDING TO THE PLAT OF CHELSEA PARK 11TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 95, IN THE PROBATE OFFICE 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 THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, 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 10TH SECTOR, FILED FOR RECORD AS INSTRUMENT NO. 20070831000411450 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Denny R. Pugh, Jr. Rhonda Pugh	Grantee's Name	F. James Doyle, as Trustee of the F. James Doyle, II Revocable Trust, dated September 11, 2014
Mailing Address	_____	Mailing Address	1060 Evan Circle
	_____		_____
	_____		Chelsea, AL 35043
	_____		_____
Property Address	1060 Evan Circle	Date of Sale	8th day of November, 2019
	Chelsea, AL 35043	Total Purchase Price	\$295,000.00
	_____		or
	_____	Actual Value	\$ _____
			or
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
 Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
 Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

_____ Unattested _____ (verified by)

Print F. James Doyle

Sign *F. James Doyle*

(Grantor/Grantee/owner/agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/12/2019 04:17:16 PM
 \$326.00 CHARITY
 20191112000420400

Allen S. Bayl