This instrument was prepared by:	Send Tax Notice To:
Clayton T. Sweeney, Attorney	Allison L. Webster
2700 Highway 280 East	375 Crossbridge Road
Suite 160	Chelsea, AL 35043
Birmingham, AL 35223	

STATE OF ALABAMA	)	STATUTORY WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty Three Thousand Dollars and 00/100 (\$283,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Embassy Homes, LLC, an Alabama limited liability company, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, ALLISON L. WEBSTER (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7-159, according to the Survey of Chelsea Park 7th Sector, Third Addition, Grayson Place Neighborhood, as recorded in Map Book 48, Page 95, in the Probate Office of Shelby County, Alabama.

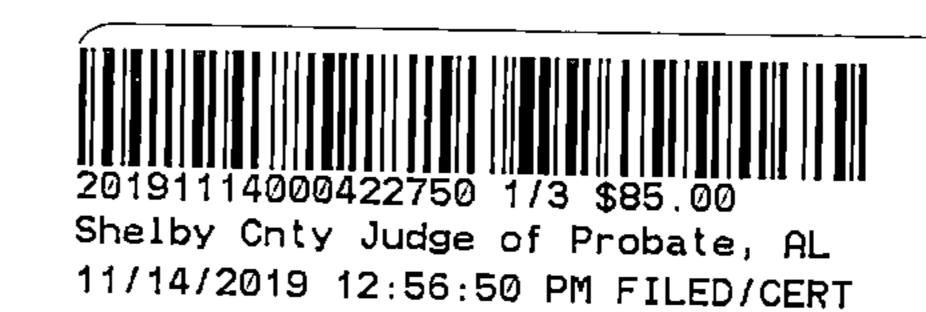
Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector filed for record as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No.20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

\$226,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

## Subject To:

- Ad Valorem taxes due and payable October 1, 2020.
- (2) Easements as shown on recorded plat in said Probate Office.
- (3)' Public utility easements, building setback lines and right of ways as shown by recorded plat
- (4) 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, are not insured herein.
- (5) Declaration of easements and Master Protective Covenants for Chelsea Park appearing of record in Instrument No. 20041014000566950.
- Notice of final assessments by the Chelsea Park Improvement District Three recorded in Instrument No. 20050209000065540 in said Probate Office. Such potential assessments constitute a priority lien on subject property created by Chapter 99A of Title 11 Code of Alabama 1975 (the "Alabama Improvement District Act") and evidenced via Resolution and Assessment Report being filed with the City of Chelsea.
- (7) Certificate of Incorporation of The Chelsea Park Cooperative District as recorded in Instrument No. 20050714000353260 in said Probate Office.



- Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential (8)Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by (9)Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument 20151230000442850, in the Probate Office of Shelby County, Alabama.
- (10)Grant of Land Easement with Restrictive Covenants to Alabama Power Company as recorded in Instrument No.20151105000384560, in the Probate Office of Shelby County, Alabama.
- Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak (11)Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page (12)111, Deed Book 107, Page 565, Deed Book 131, Page 491 and Deed Book 194, Page 49.
- Articles of Incorporation of The Chelsea Park Improvement District Three, recorded in (13)Instr. No. 20041223000699640.
- Articles of Incorporation of Chelsea Park Residential Association, Inc., recorded in Inst. (14)No. 200413/8336.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs, personal representatives, successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 12th day of November, 2019.

**Embassy Homes, LLC** 

an Alabama limited liability company

By: Clayton T. Sweeney, Closing Manager

## STATE OF ALABAMA)

## **COUNTY OF JEFFERSON)**

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Embassy Homes, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

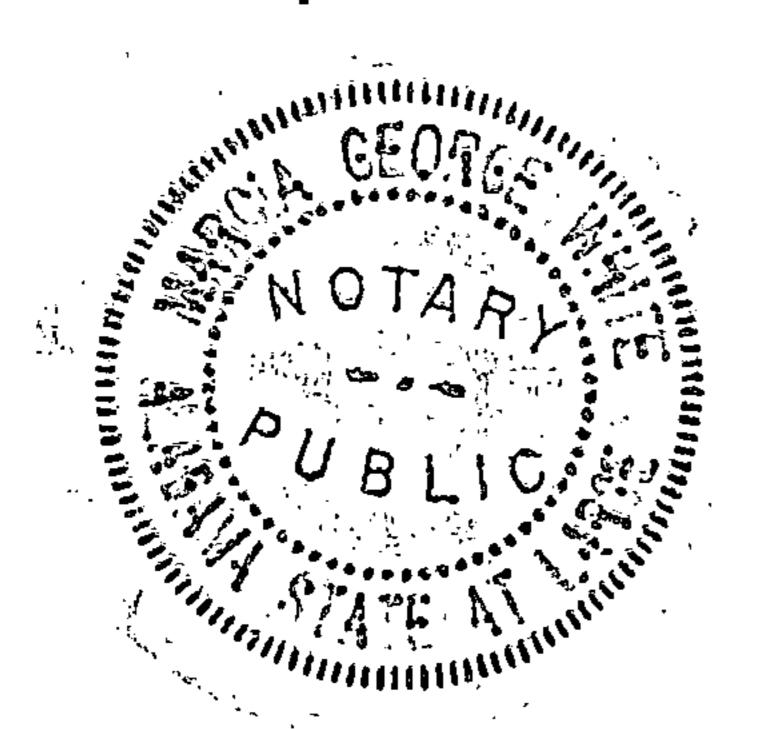
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of November, 2019.

Shelby Cnty Judge of Probate, AL

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Maria George White NOTARY PUBLIC

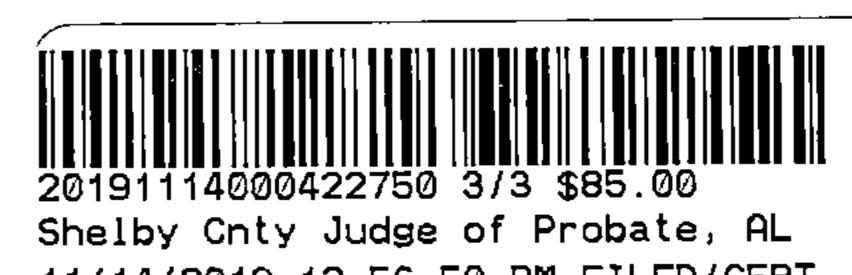
My Commission Expires: 09/21/2020



## Real Estate Sales Validation Form

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

Grantor's Name	Embassy Homes, LLC	Grantee's Name	Allison L. Webster
Mailing Address	5406 Hwy. 280, Ste. C101 Birmingham, AL 35242	Mailing Address	375 Crossbridge Road Chelsea, AL 35043
Property Address	375 Crossbridge Road Chelsea, AL 35043	Date of Sale	November 12, 2019
		Total Purchase Price	<u>\$ 283,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	\$
_ ·	tion of documentary evidence is not	n be verified in the following document required)  Appraisal Other Deed	ntary evidence:
If the conveyance docuis not required.	ment presented for recordation conta	ains all of the required information ref	ferenced above, the filing of this form
<del> </del>		Instructions	
Grantor's name and mailing address.	nailing address - provide the name	of the person or persons conveying	interest to property and their current
Grantee's name and m	ailing address - provide the name of	the person or persons to whom interes	est to property is being conveyed.
Property address - the property was conveyed		eing conveyed, if available. Date of S	Sale - the date on which interest to the
Total purchase price - soffered for record.	the total amount paid for the purchas	se of the property, both real and person	onal, being conveyed by the instrument
Actual value - if the prooffered for record. This	perty is not being sold, the true value may be evidenced by an appraisal of	e of the property, both real and personducted by a licensed appraiser or t	onal, being conveyed by the instrument the assessor's current market value.
the property as determ		n the responsibility of valuing property	lue, excluding current use valuation, of y for property tax purposes will be used
l attest, to the best of not that any false statement (h).	ny knowledge and belief that the infor nts claimed on this form may result in	rmation contained in this document is the imposition of the penalty indicat	true and accurate. I further understand ed in <u>Code of Alabama 1975</u> § 40-22-1
Date		Embassy Homes, LLC  Print by: Clayton T. Sweene	y, Closing Manager
	•		**************************************
Unattested		Sign	
	(verified by)		wner/agent) circle one



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