

Send tax notice to:
Michael Justin Tyus and Justina Tyus
1004 Parkmont Way
Chelsea, Alabama 35043
CHL1900118

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Two Thousand and 00/100 Dollars (\$362,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Cody W. Harris and Laura Harris**, husband and wife, whose mailing address is: 1028 Kingston Road, Chelsea, AL 35043 (hereinafter referred to as "Grantor") to **Michael Justin Tyus and Justina Tyus**, as joint tenants with rights of survivorship, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-87, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A&B, in the Probate Office 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 Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

****Laura Harris is one and the same as Laura Haisten. Laura Haisten is the surviving grantee of that certain deed recorded in Instrument #20111109000338580; the other grantee, Hunter Haisten, having died on or about July 19, 2016**

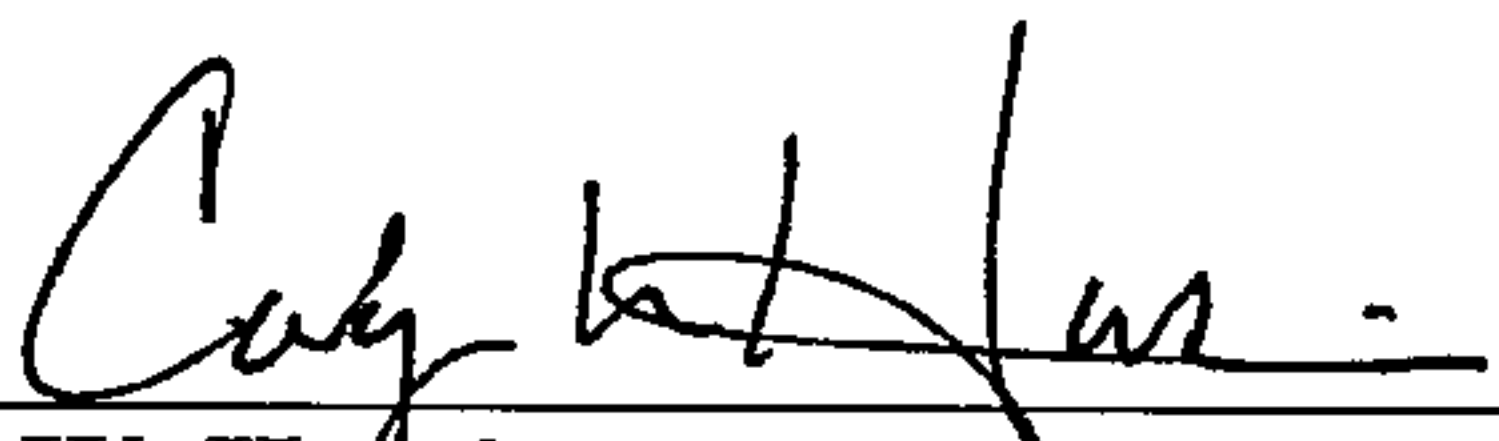
\$373,946.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


**SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Cody W. Harris and Laura Harris**, who are authorized to execute this conveyance, has caused this conveyance to be executed on this the 27th day of December, 2019.


Cody W. Harris


Laura Harris

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cody W. Harris and Laura Harris**, 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 December, 2019.

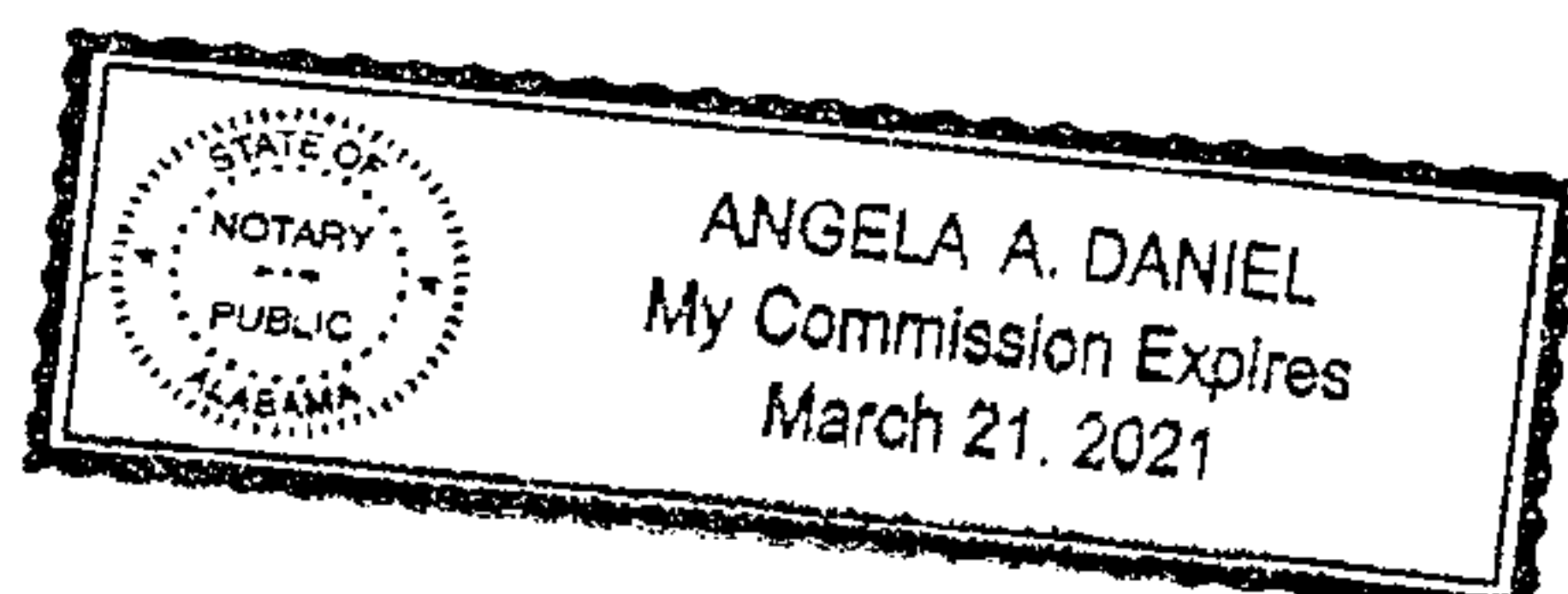


Notary Public

Print Name: ANGELA A. DANIEL

Commission Expires: 3/21/21

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 11:16:55 AM
\$26.00 CHARITY
20200102000001430

