

20200106000008600
01/06/2020 03:48:35 PM
DEEDS 1/2

SEND TAX NOTICE TO:
James Payton and Wanda Payton
324 Lake Chelsea Court
Chelsea, AL 35043

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Two Hundred Eighty-Six Thousand Dollars and No Cents (\$286,000.00) in hand paid to the undersigned, **Chad C. Swee and Audrey Swee**, a married couple, whose address is 1049 Fairbank Ln, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **James Payton and Wanda Payton**, whose address is 106 Oak Ridge Ln, Clanton, AL 35045, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 9-89, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, 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 Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")..

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$271,700.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants, with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

CHL1900113

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of January, 2020.



Chad C. Swee

Chad C. Swee
as attorney in fact
for Audrey Swee

Audrey Swee

by Chad C. Swee, as Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

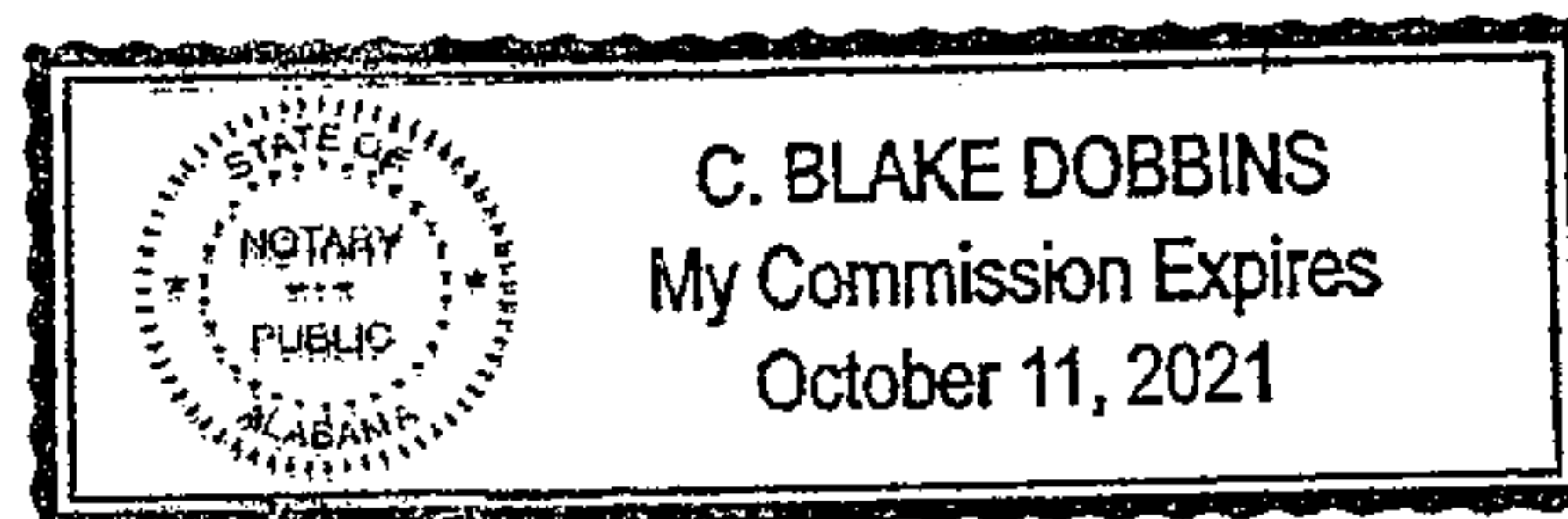
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Chad C. Swee and Chad C. Swee, as Attorney-in-Fact for Audrey Swee, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they, individually and in his capacity as such Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of January, 2020.



Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2020 03:48:35 PM
\$39.50 CHARITY
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Allie S. Bayl