

Send tax notice to:
Sonya Samuels
331 Chesser Plantation Lane
Chelsea, Alabama 35043
CHL2000026

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 Two Hundred Twenty Four Thousand, Nine Hundred and 00/100 Dollars (\$224,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Anthony J. Colon and Ashley V. Colon**, a married couple, whose mailing address is:

5304 Devils River Dr., McKinney, TX 75071

(hereinafter referred to as "Grantor") to **Sonya Samuels**, (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 22, according to the amended map of Chesser Plantation Phase 1, Sector 1, as recorded in Map Book 31 Page 21 A and 21 B, in the Office of the Judge of Probate of Shelby County, Alabama.

\$220,825.00 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, Grantors, **Anthony J. Colon and Ashley V. Colon**, who have authorized to execute this conveyance, have caused this conveyance to be executed on this the 18 day of March, 2020.

*Anthony J. Colon by
Ashley V. Colon his
attorney in fact.*

Anthony J. Colon

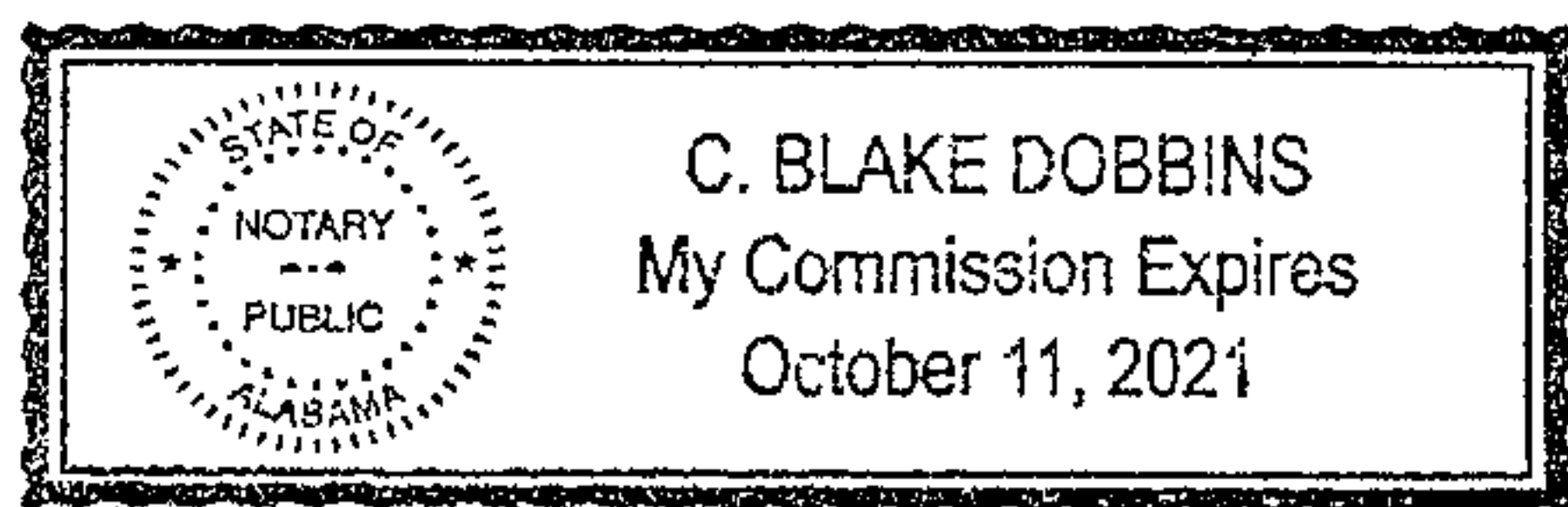
by Ashley V. Colon, as Attorney-in-Fact

Ashley V. Colon
Ashley V. Colon

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley V. Colon, whose name individually and as Attorney-in-Fact for Anthony J. Colon, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he, 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 this the 18 day of March, 2020.



(NOTARIAL SEAL)

C. Blake Dobbins

Notary Public

Print Name: *C. Blake Dobbins*

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2020 10:23:06 AM
\$29.50 MISTI
20200319000108840

Allen S. Beryl