

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Mindy Kim Freeman  
266 Fairbank Way  
Chelsea, AL 35043

20200421000155960  
04/21/2020 02:45:01 PM  
DEEDS 1/1

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/21/2020 02:45:01 PM  
\$73.00 CHARITY  
20200421000155960

*Allen S. Byrd*

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Four Thousand Dollars and No Cents (\$254,000.00), the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Robert W. Sanford III and Amy Catherine Sanford, husband and wife, whose mailing address is:

1339 Bristol Mnr. Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mindy Kim Freeman, whose mailing address is: 266 Fairbank Way, Chelsea, AL 35043

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 266 Fairbank Way, Chelsea, AL 35043 to-wit:

Lot 6-98, according to the Survey of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, 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, executed by the Grantor and file 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 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970, (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to: All easements, restrictions and rights of way of record.

\$203,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 15 day of April, 2020.

*Robert W. Sanford III*  
Robert W. Sanford III

*Amy Catherine Sanford*  
Amy Catherine Sanford

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert W. Sanford III and Amy Catherine Sanford, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 15th day of April, 2020.

*Robert McNearney*  
Notary Public, State of \_\_\_\_\_

Printed Name of Notary  
My Commission Expires: \_\_\_\_\_

