

20200602000222150
06/02/2020 03:51:57 PM
DEEDS 1/2

Send tax notice to:
William Blake Webber
282 Chesser Reserve Drive
Chelsea, Alabama 35043
CHL2000068

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 Thirty Five Thousand and 00/100 Dollars (\$235,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Trevin J. Gates and Madison L. Gates**, husband and wife, whose mailing address is: 8 Merlewood Pkwy, Baldwinsville, NY 13027 (hereinafter referred to as "Grantor") to **William Blake Webber**, (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 14, according to the Survey of Chesser Reserve, Phase II, as recorded in Map Book 46, Page 20, in the Probate Office of Shelby County, Alabama

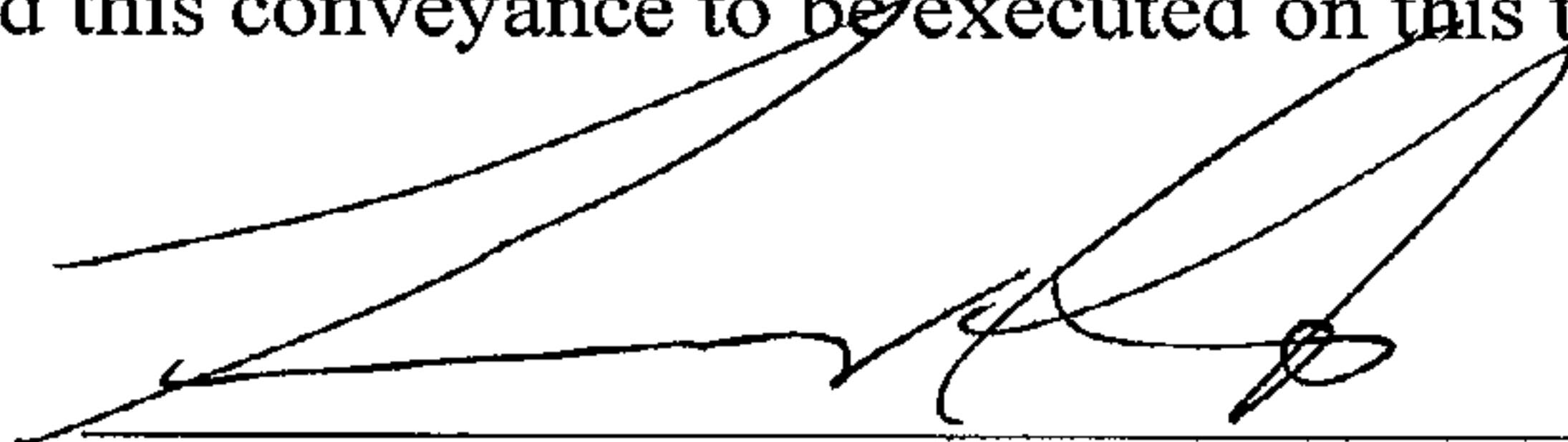
\$210,585.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, **Trevin J. Gates and Madison L. Gates**, who have authorized to execute this conveyance, have caused this conveyance to be executed on this the 2nd day of June, 2020.



Trevin J. Gates

Madison L. Gates BY: TREVIN J. GATES AS ATTORNEY IN FACT

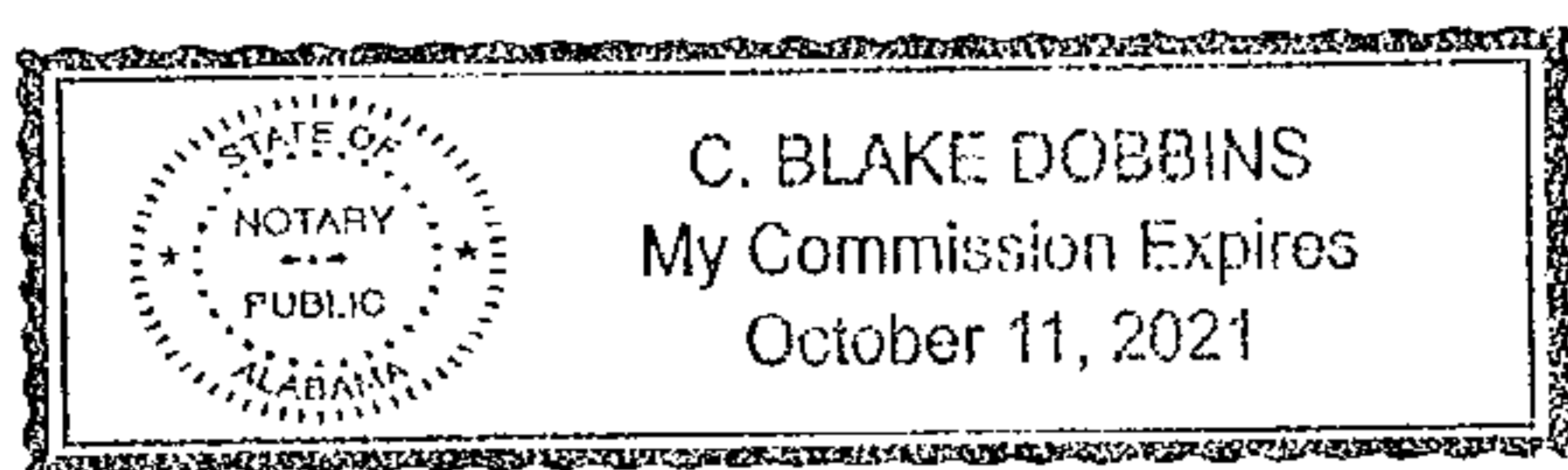
Madison L. Gates

By Trevin J. Gates, 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 that Trevin J. Gates, whose name individually and as Attorney-in-Fact for Madison L. Gates, 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.

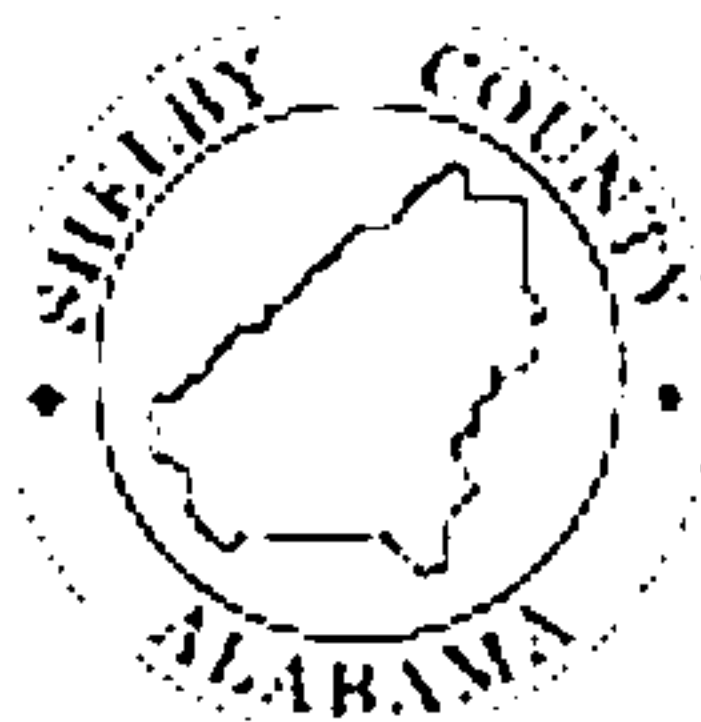
Given under my hand and official seal this the 2nd day of June, 2020.



(NOTARIAL SEAL)



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
06/02/2020 03:51:57 PM
\$49.50 CHERRY
20200602000222150

Allie S. Bayl