

20200604000225640  
06/04/2020 01:12:02 PM  
DEEDS 1/2

Send tax notice to:  
William Hopkins and Shannon Wilkerson  
3064 Chelsea Park Ridge  
Chelsea, Alabama 35043  
CHL2000089

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 Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Gary J. Coole, an unmarried man**, whose mailing address is:

16700 Hwy 280 E, #A, Box 204 Chelsea AL 35043  
(hereinafter referred to as "Grantor"), by **William Taylor Hopkins and Shannon Riley Wilkerson, 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 4-31, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, 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 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

\*Gary J. Coole is the surviving grantee of that deed recorded in Instrument No. 20170815000295750, in the Probate Office of Shelby County, Alabama; the other grantee Beth A. Steger-Coole, having died on or about the 16th day of February, 2018.

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.

\$245,373.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

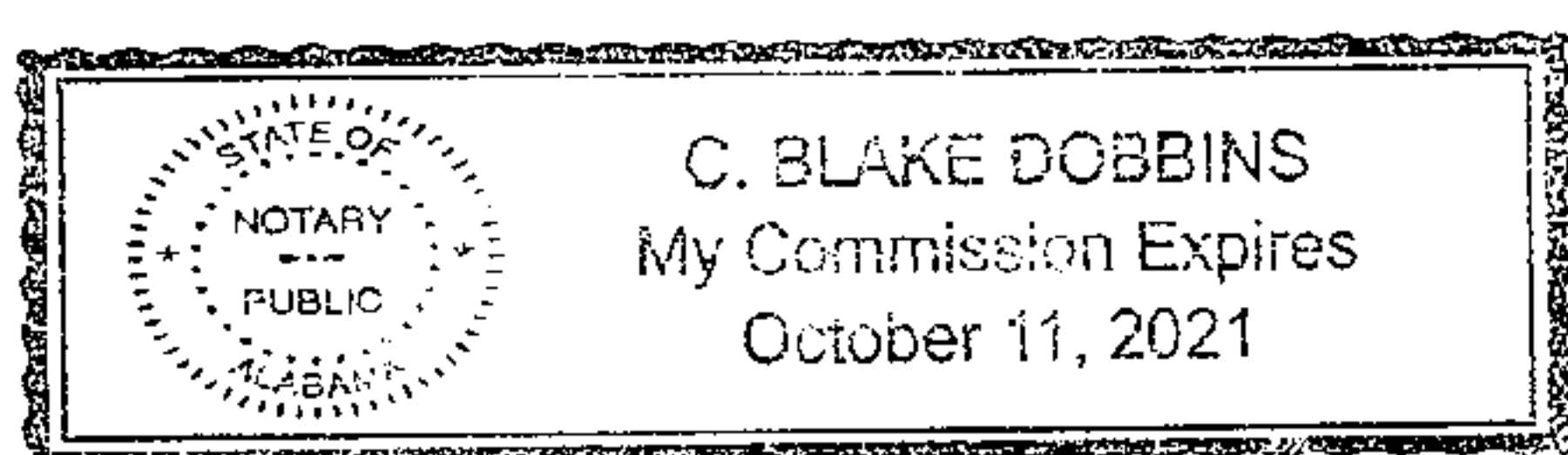
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3<sup>rd</sup> day of June, 2020.

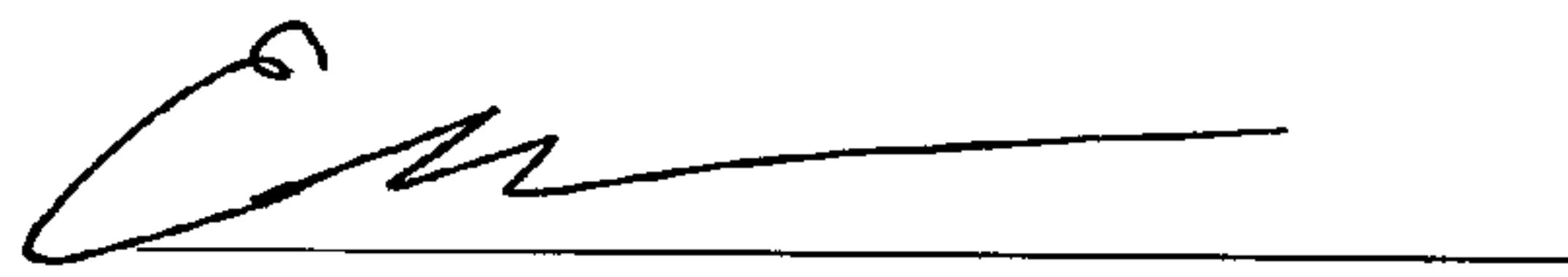
  
Gary J. Coole

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary J. Coole, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 3<sup>rd</sup> day of June, 2020.



  
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  
06/04/2020 01:12:02 PM  
\$30.00 CHERRY  
20200604000225640

