

Send tax notice to:
LAUREN DOBSON
312 CROSSBRIDGE ROAD
CHELSEA, AL 35043
PLC2000234

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 **Three Hundred Eight Thousand and 00/100 Dollars (\$308,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Jeffrey A. King Jr. and wife, Amanda L. King**, whose mailing address is: **2010 Highway 56, Wilsonville, AL 35186** (hereinafter referred to as "Grantors"), by **Lauren Dobson**, whose mailing address is: **312 Crossbridge Road, Chelsea, AL 35043** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, **the property address of which is: 312 Crossbridge Road, Chelsea, AL 35043**, to-wit:

LOT 7-198, ACCORDING TO THE PLAT OF CHELSEA PARK 7TH SECTOR, SECOND ADDITION, GRAYSON PLACE NEIGHBORHOOD, AS RECORDED IN MAP BOOK 45, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA (THE "PROPERTY").

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. 20061229000634370 AND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR AS RECORDED IN INSTRUMENT NO. 20151230000442850, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT TO:

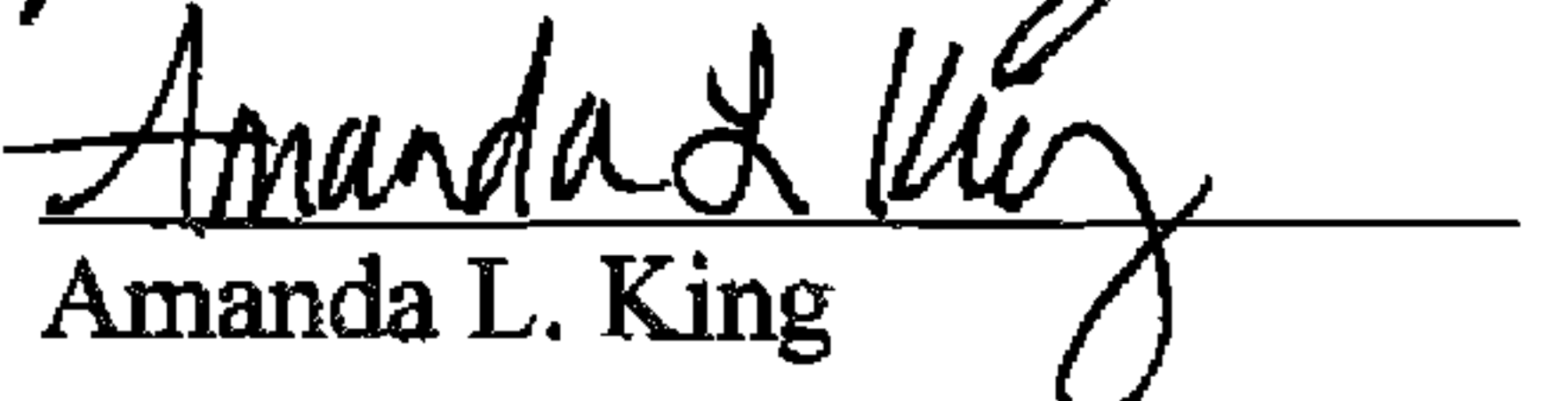
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$292,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Jeffrey A. King Jr. and Amanda L. King have hereunto set their signature(s) and seal(s) on June 30, 2020.


Jeffrey A. King Jr.

Amanda L. King

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey A. King Jr. and Amanda L. King, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June 2020.



Notary Public
Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 09:21:29 AM
\$40.50 CHARITY
20200702000273560

NOTARY PUBLIC
MECHELLE W. NEIGHBORS
ALABAMA, STATE AT LARGE
My Commission Expires March 4, 2023

