

Send tax notice to:
SHAMEKA CODY
104 SCARLET LANE
CHELSEA, AL 35043
PLC2000244

This instrument prepared by:
S. Kent Stewar
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, **Shunesa Perkins and husband Rodney J. Perkins**, whose mailing address is: **5339 Cottage Lane, Hoover, AL 35226** (hereinafter referred to as "Grantors"), by **Shameka Cody**, whose mailing address is: **104 Scarlet Lane, Chelsea, AL 350043** (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: 104 Scarlet Lane, Chelsea, AL 35043**, to-wit:

LOTS 56, ACCORDING TO THE MAP AND SURVEY OF CHESSER PLANTATION, PHASE I, SECTOR 2, AS RECORDED IN MAP BOOK 33, PAGE 121 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 THE CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2002030600010788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SHUNESA L. HARRIS AND SHUNESA PERKINS ARE ONE AND THE SAME.

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.

\$242,400.00 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), Shunesa Perkins have hereunto set their signature(s) and seal(s) on June 26, 2020.

Shunesa Perkins

Rodney J. Perkins

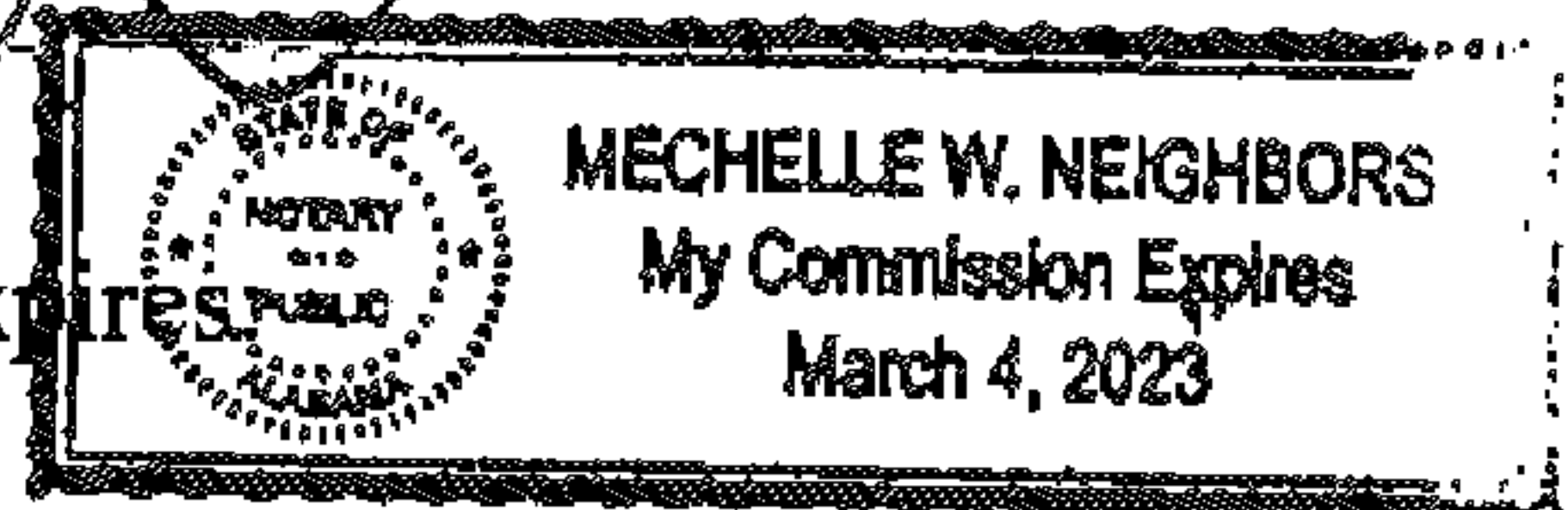
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shunesa Perkins and Rodney J. Perkins, 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 26th 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 09:24:12 AM
\$32.50 CHARITY
20200702000273590

Allie S. Bayl