

20200702000276740
07/02/2020 04:02:38 PM
DEEDS 1/2

Send tax notice to:
Jackson and Zoe Granger
396 Crossbridge Road
Chelsea, Alabama 35043
CHL2000127

State of Alabama
County of Shelby

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred One Thousand and 00/100 Dollars (\$301,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Robert Dale Keahey and Laura Poovey Keahey, husband and wife**, whose mailing address is: **4279 Ashington Drive, Birmingham, AL 35242** (hereinafter referred to as "Grantor"), by **Jackson Granger and Zoe Granger, 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 7-177, according to the Survey of Chelsea Park 7th Sector, Third Addition, Grayson Place Neighborhood, as recorded in Map Book 48, Page 95, 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 Declaration of Easements and Master Protective Covenants of Chelsea Park, A Residential Subdivision, filed for record in Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector filed for record in Instrument #20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument #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.

\$285,950.00 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 30th day of June, 2020.



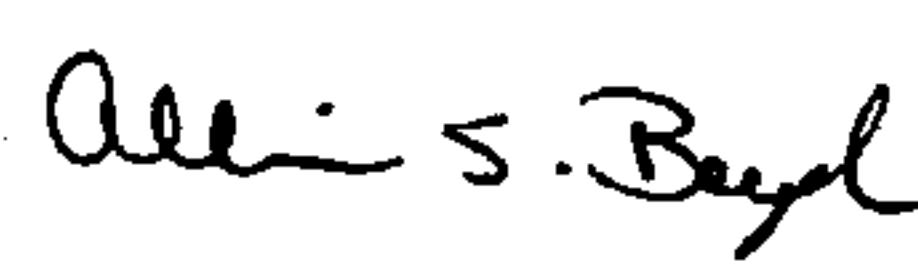
Robert Dale Keahey



Laura Poovey Keahey



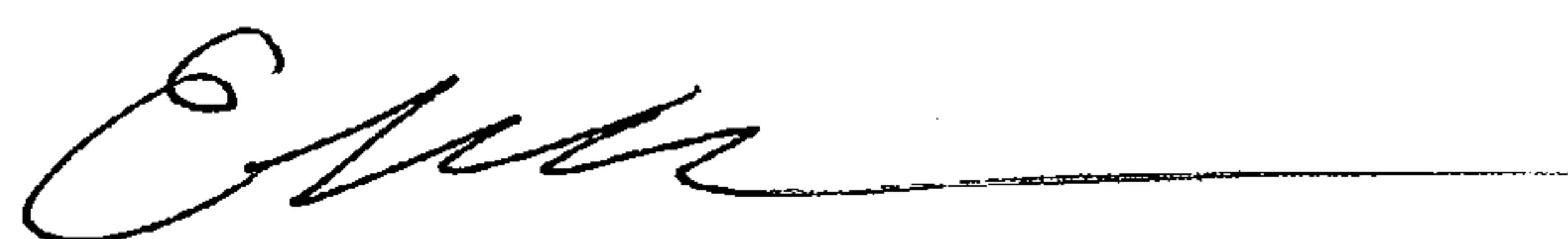
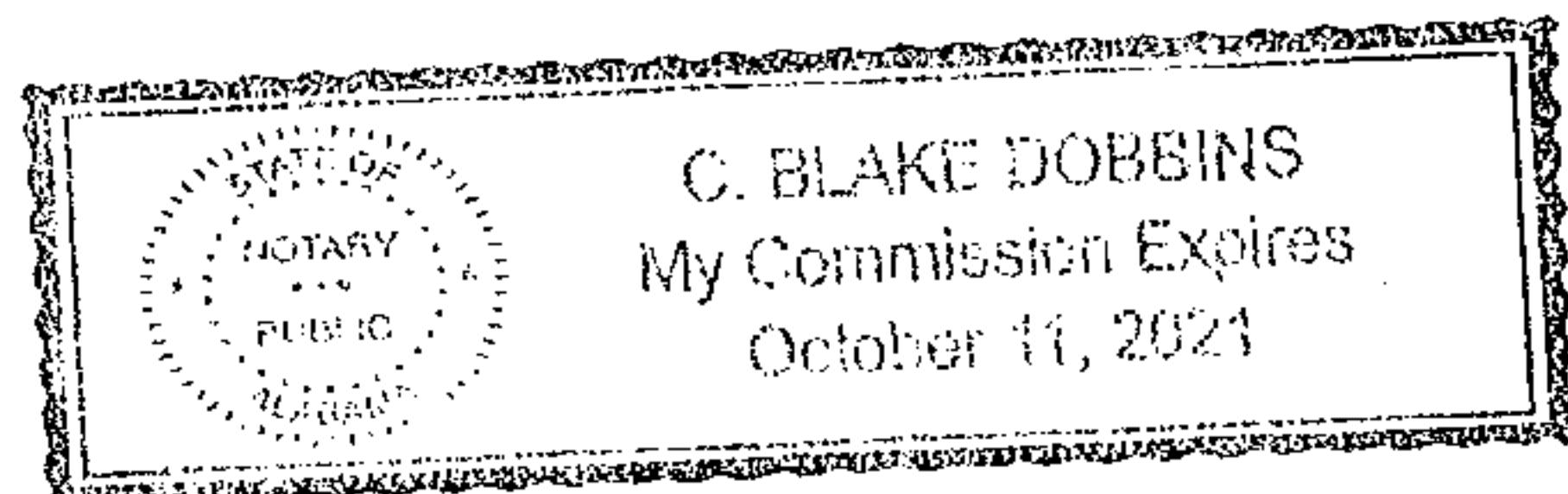
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 04:02:38 PM
\$40.50 CHARITY
20200702000276740



STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Dale Keahey and Laura Poovey Keahey, 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 30th day of June, 2020.



Notary Public
Print Name: C. Blake Dobbins
Commission Expires: