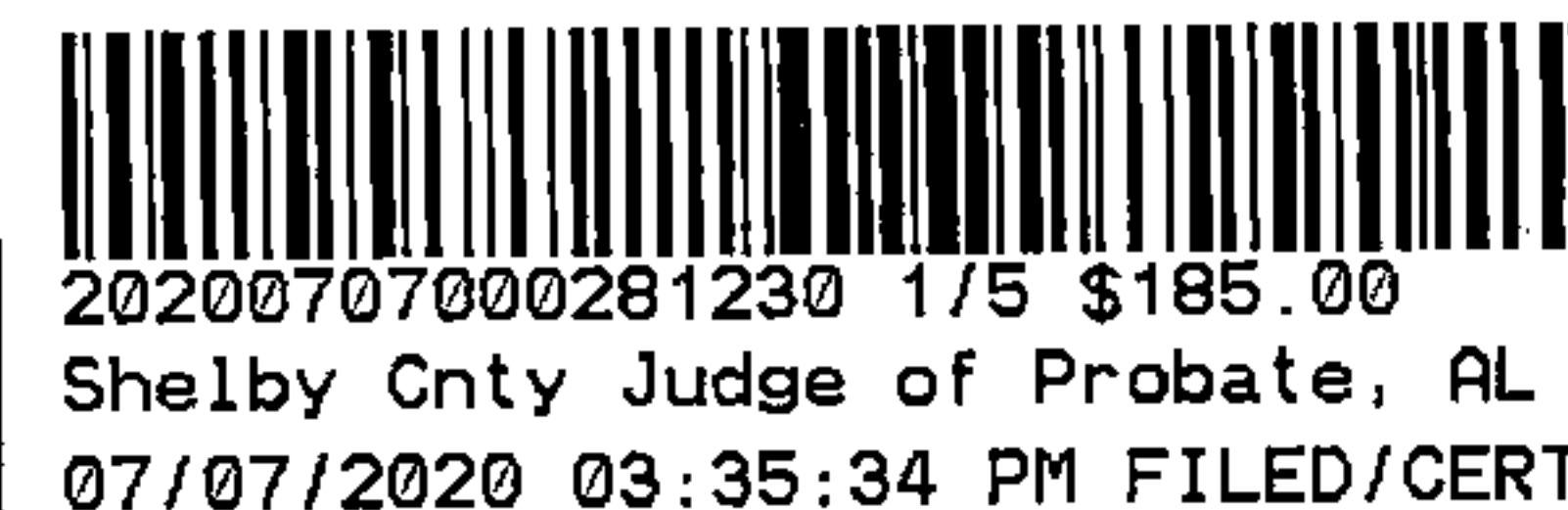




VALUE: \$300,000

SEND TAX NOTICE TO:

Terence J. Klump

636 Grayson Place, Chelsea, AL 35043

This instrument was prepared by:

Wendy Hartley Gregerson, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollar (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Karen L. Klump**, a married woman, and **Terence J. Klump**, a married man (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **Terence J. Klump**, a married man, **Michael W. Mason**, a married man, and **Tyler W. Franks**, a single man, (herein referred to as Grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

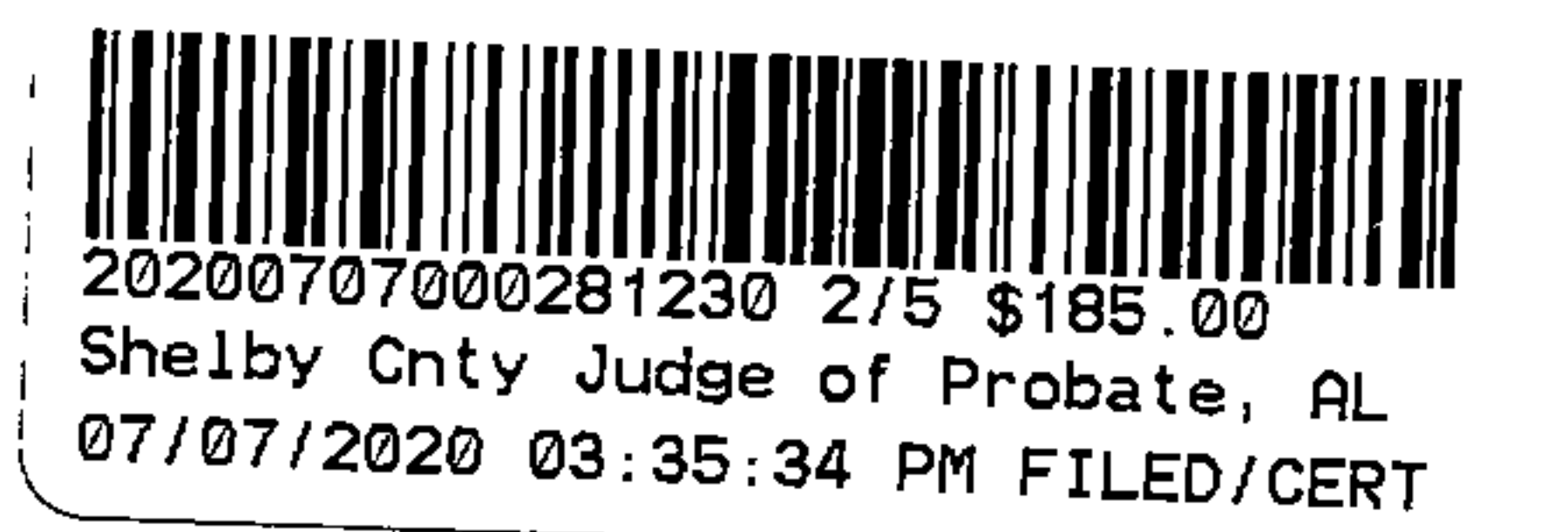
Lot 7-201, of Chelsea Park, 7th Sector, Second Addition Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

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 as Instrument No. 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 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:

- (1) Ad Valorem taxes due and payable October 1, 2020.
- (2) Easements as shown on recorded plat in said Probate Office.
- (3) Public utility easements, building setback lines and right of ways as shown by recorded plat.

- (4) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, Page 587; Instrument No. 1997-9552 and Instrument No. 2000-94450 and corrected in Instrument No. 2001-27341 in said Probate Office.
- (5) Declaration of easements and Master Protective Covenants for Chelsea Park appearing of record in Instrument No. 2044-56695 and Instrument No. 2006-351160 and all covenants, conditions, restrictions and liens for assessments contained therein.
- (6) Notice of final assessments by the Chelsea Park Improvement District One as recorded in Instrument No. 20050209000066520; District Two recorded in Instrument No. 20050209000065530 and District Three recorded in Instrument No. 20050209000065540 in said Probate Office.
- (7) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460 in said Probate Office.
- (8) Release of damages in Instrument No. 20060424000189000, Instrument No. 20060720000351150, Instrument No. 2005032100012656, Instrument No. 20110915000274040 and Instrument No. 20110915000247030.
- (9) Building lines as shown by recorded plat.
- (10) Restrictions as shown by recorded map.
- (11) Public utility easements as show by recorded plat.
- (12) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- (13) Declaration of Covenants, Conditions and Restriction 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 20151230000442850, in the Probate Office of Shelby County, Alabama.



- (14) Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama.
- (15) Grant of Land Easement with Restrictive Covenants to Alabama Power Company as recorded in Instrument No. 20151105000384560, in the Probate Office of Shelby County, Alabama.
- (16) Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- (17) Distribution Easement to Alabama Power Company as recorded in Instrument No. 20071114000552150.
- (18) Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page 111, Deed Book 107, Page 565, Deed Book 131, Page 491 and Deed Book 194, Page 49.
- (19) Articles of Incorporation of Chelsea Park Residential Association, Inc. recorded in Instrument 200413/8336, in the Probate Office of Shelby County, Alabama.
- (20) Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument 20050714000353260, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

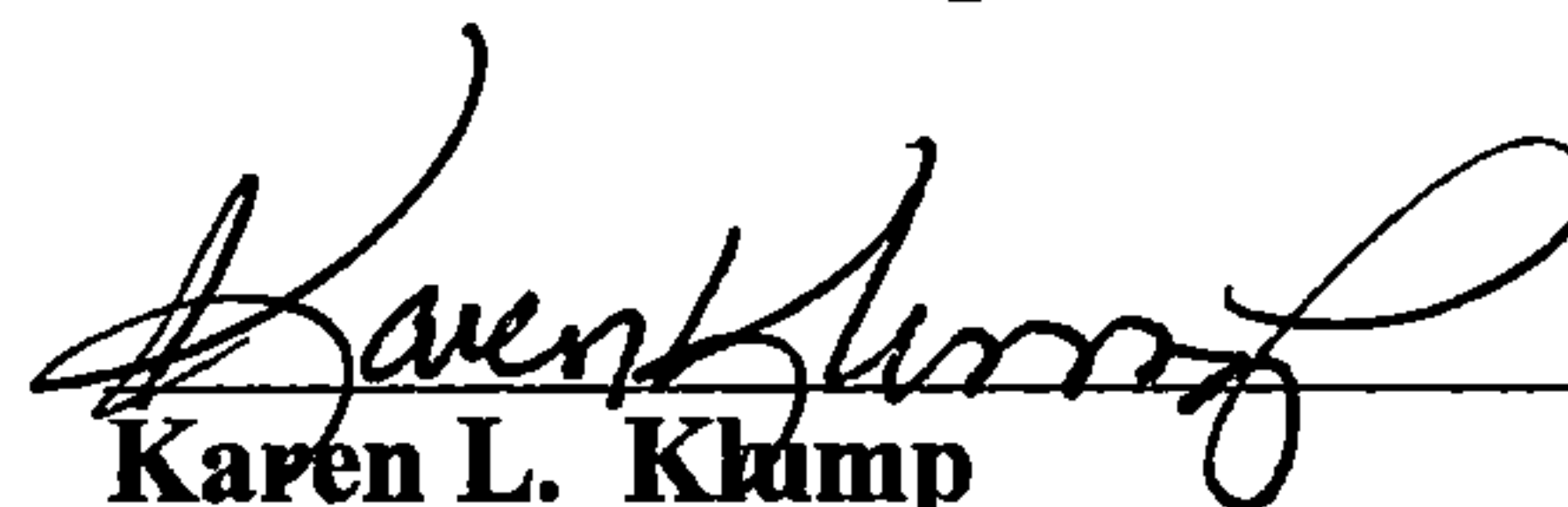
We do for ourselves and our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, we have hereunto set our hands and seals, this 30th day of

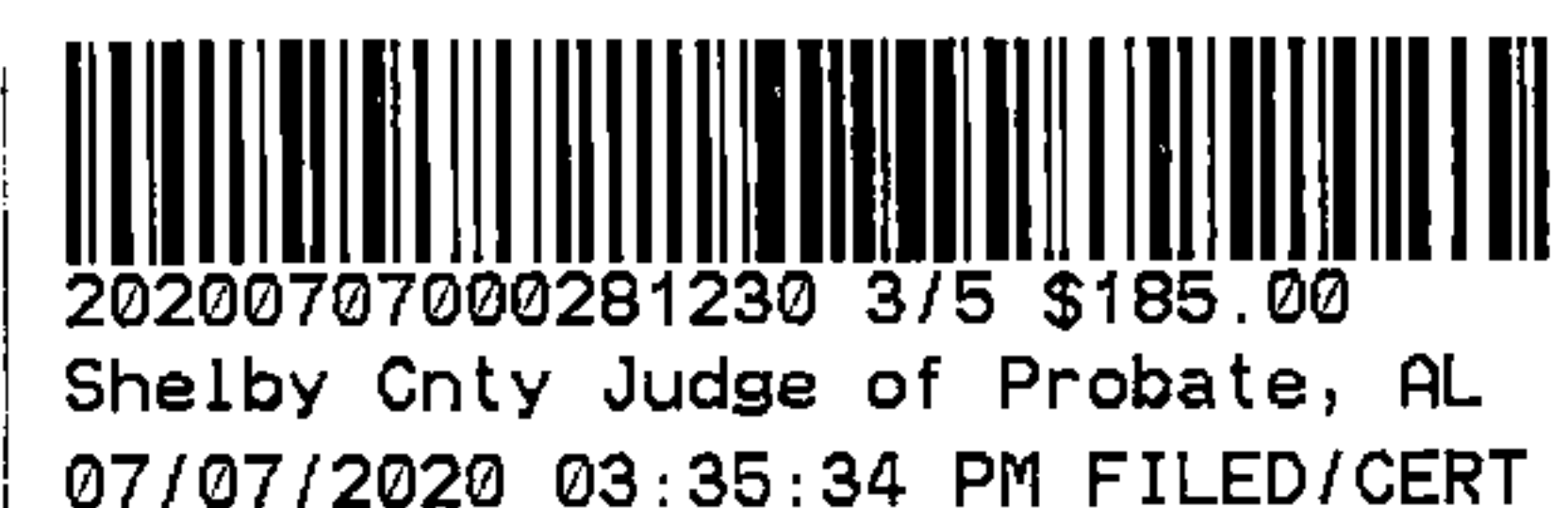
JUNE 2020.



Terence J. Klump



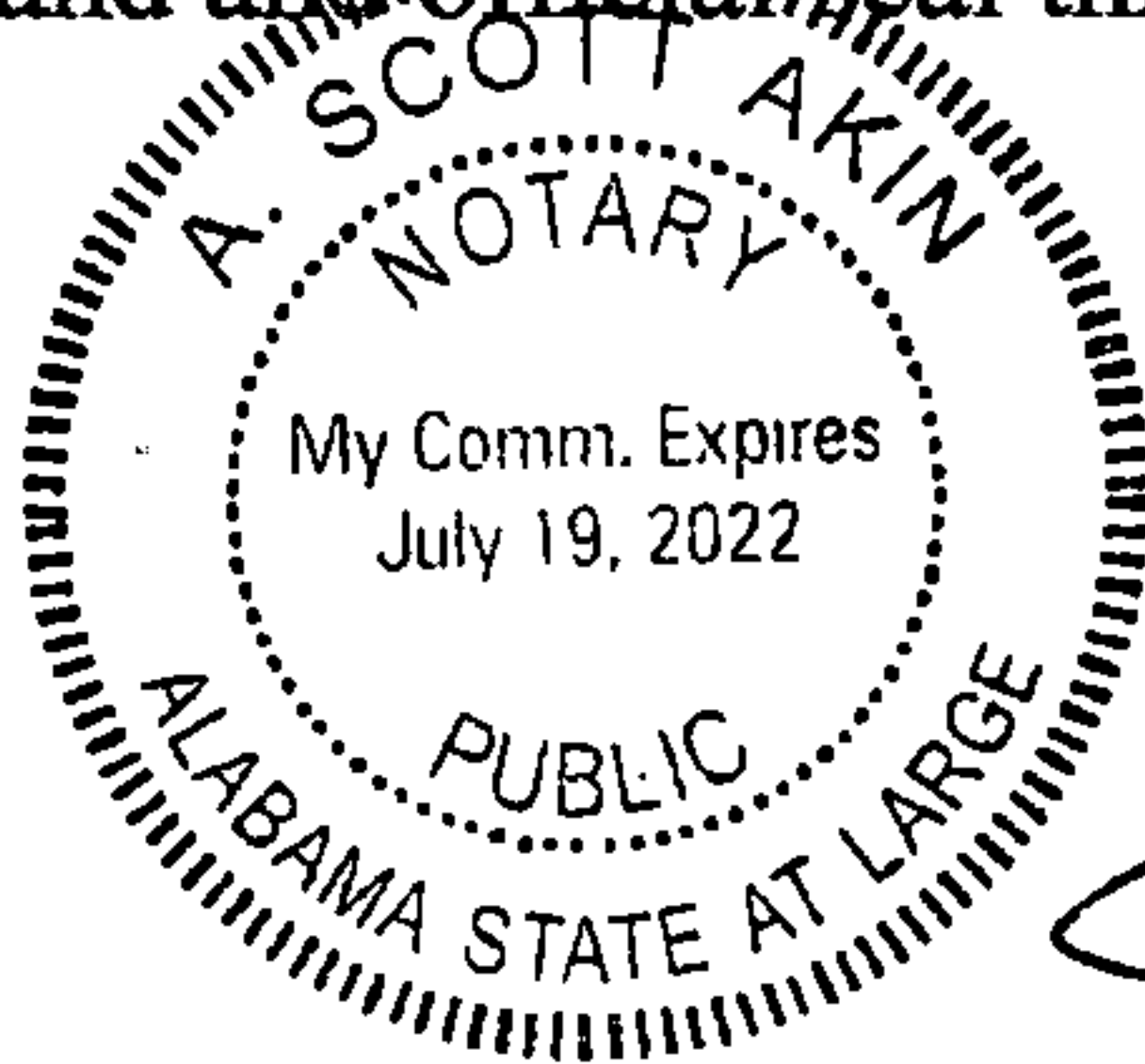
Karen L. Klump



STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Terence J. Klump** and **Karen L. Klump** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of JUNE, 2020.



A. Scott Akin
Notary Public
My Commission Expires: JULY 19, 2022

Michael W. Mason
Michael W. Mason

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael W. Mason** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of JULY, 2020.



Megan Dillon
Notary Public
My Commission Expires: JUN 2, 2024

Tyler W. Franks
Tyler W. Franks

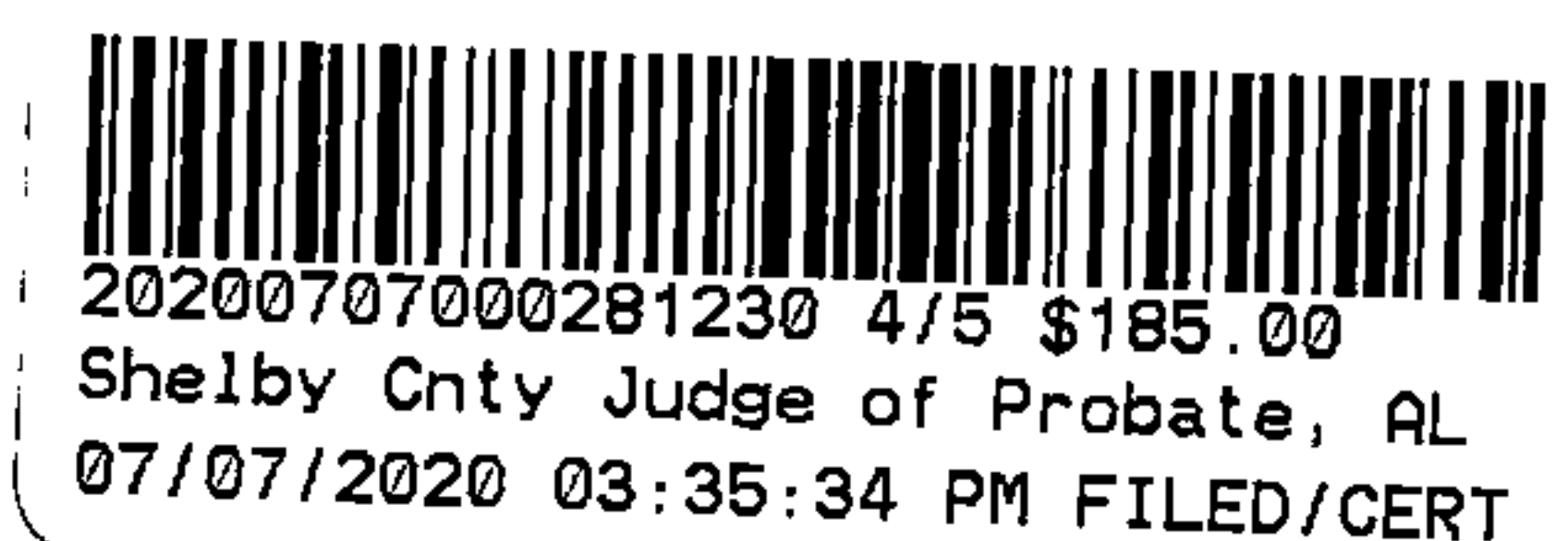
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tyler W. Franks** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of JULY, 2020.



A. Scott Akin
Notary Public
My Commission Expires: JULY 19, 2022



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Karen Klump
Mailing Address 636 Grayson Pl
Chelsea, AL 35043

Grantee's Name Michael Mason / Tyler Frank
Mailing Address 636 Grayson Pl
Chelsea, AL 35043

Property Address 636 Grayson Pl
Chelsea, AL
35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

Shelby County, AL 07/07/2020
State of Alabama
Deed Tax: \$150.00

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Karen Klump

Unattested

Sign Karen Klump

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200707000281230 5/5 \$185.00
Shelby Cnty Judge of Probate, AL
07/07/2020 03:35:34 PM FILED/CERT