

Send tax notice to:  
DENISE HILL  
6034 KENSINGTON WAY  
CALERA, AL, 35040

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2020490

SHELBY COUNTY

**20200708000282770**  
**07/08/2020 01:29:41 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Seven Thousand and 00/100 Dollars (\$157,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHASITY T WILLIAMS f/k/a CHASITY T BANKHEAD and KENNETH WILLIAMS, wife and husband**, whose mailing address is: 411 Meadowood Ave Winfield AL 35594 (hereinafter referred to as "Grantors") by **DENISE HILL** whose property address is: **6034 KENSINGTON WAY, CALERA, AL, 35040** 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 79, according to the Survey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 40, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Chasity T Williams and Chasity T Bankhead are one and the same person.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Kensington Place, Phase 1, Sector 2 recorded in Map Book 40, Page 75, and in Map Book 37, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Mineral, Resources and Groundwater (with rights of ingress and egress and Springing Surface Waiver) as recorded in Inst # 20090915000351810.
5. Terms and conditions of that certain Easement Agreement filed for record May 8, 2006, recorded in Inst # 20060508000215790.
6. Grant of Land Easement with restrictive covenants to Alabama Power Company recorded in Inst # 20071108000516320 and Inst # 20060829000425060.
7. Declaration of Protective Covenants, Restrictions and Conditions as recorded in Inst # 20061227000626700.
8. Amendment to Articles of Incorporation of Kensington Place Homeowners Association, Inc, recorded in Inst # 20081030000422740.
9. Right of way to Shelby County, recorded in Deed Book 239, Page 815.
10. Easement to Bell South recorded in Inst # #2006012500041060, in Inst # #20060224000896610 in Inst # #20060224000896620, in Inst #

#20060224000896630, Inst # #20060224000896640, and in Inst # #20060224000896650.

11. Easement to Alabama Power Company recorded in Inst # 20040630000358870; in Inst # 20060828000422460; and in Inst # 20060829000425060.

\$158,585.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 7 day of July, 2020.

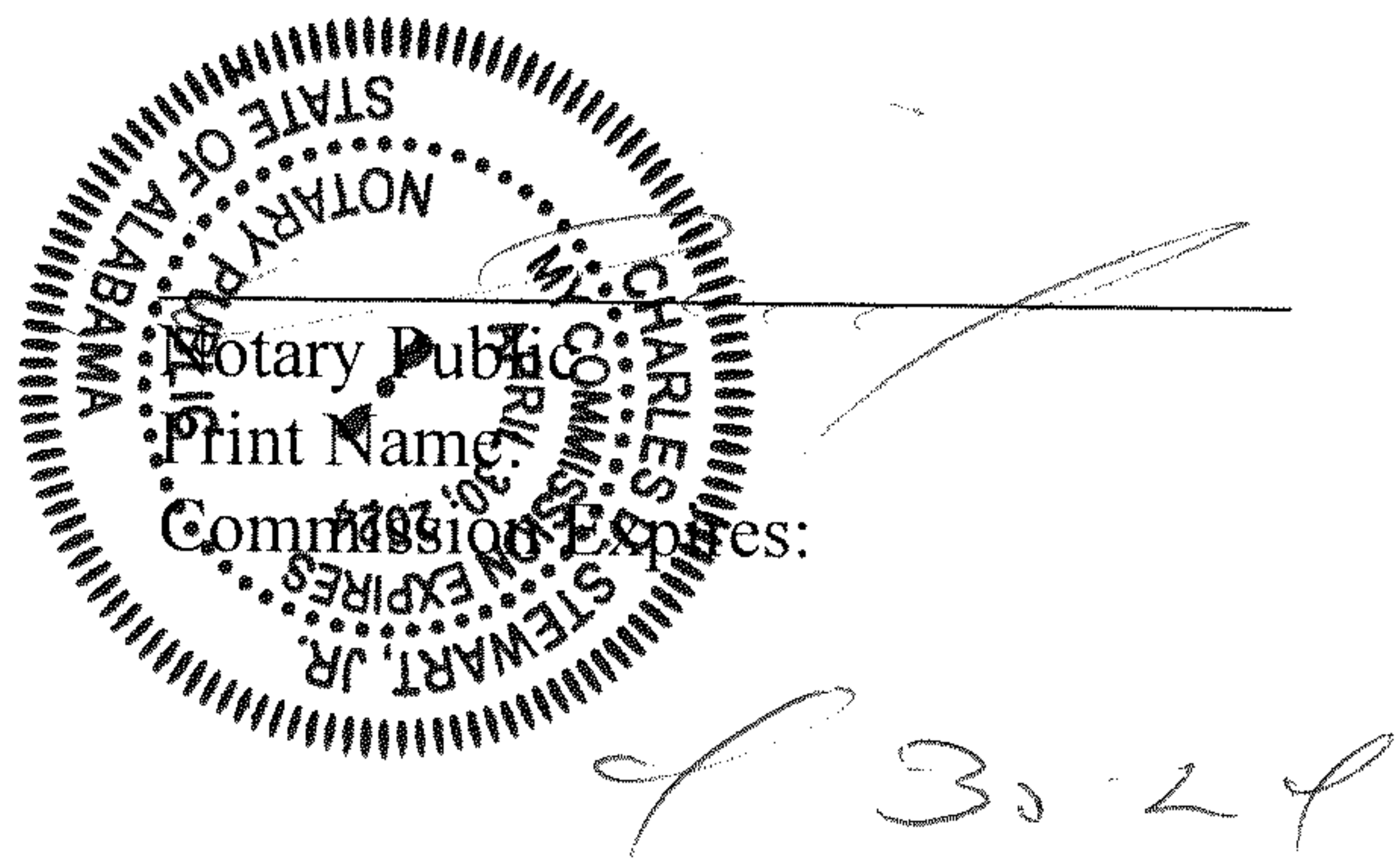
*Chasity T. Williams*  
CHASITY T WILLIAMS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHASITY T WILLIAMS 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, she executed the same voluntarily on the day the same bears date.

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



IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 6<sup>th</sup> day of July, 2020.

*Kenneth Williams*  
KBNNETH WILLIAMS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH WILLIAMS 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 executed the same voluntarily on the day the same bears date.

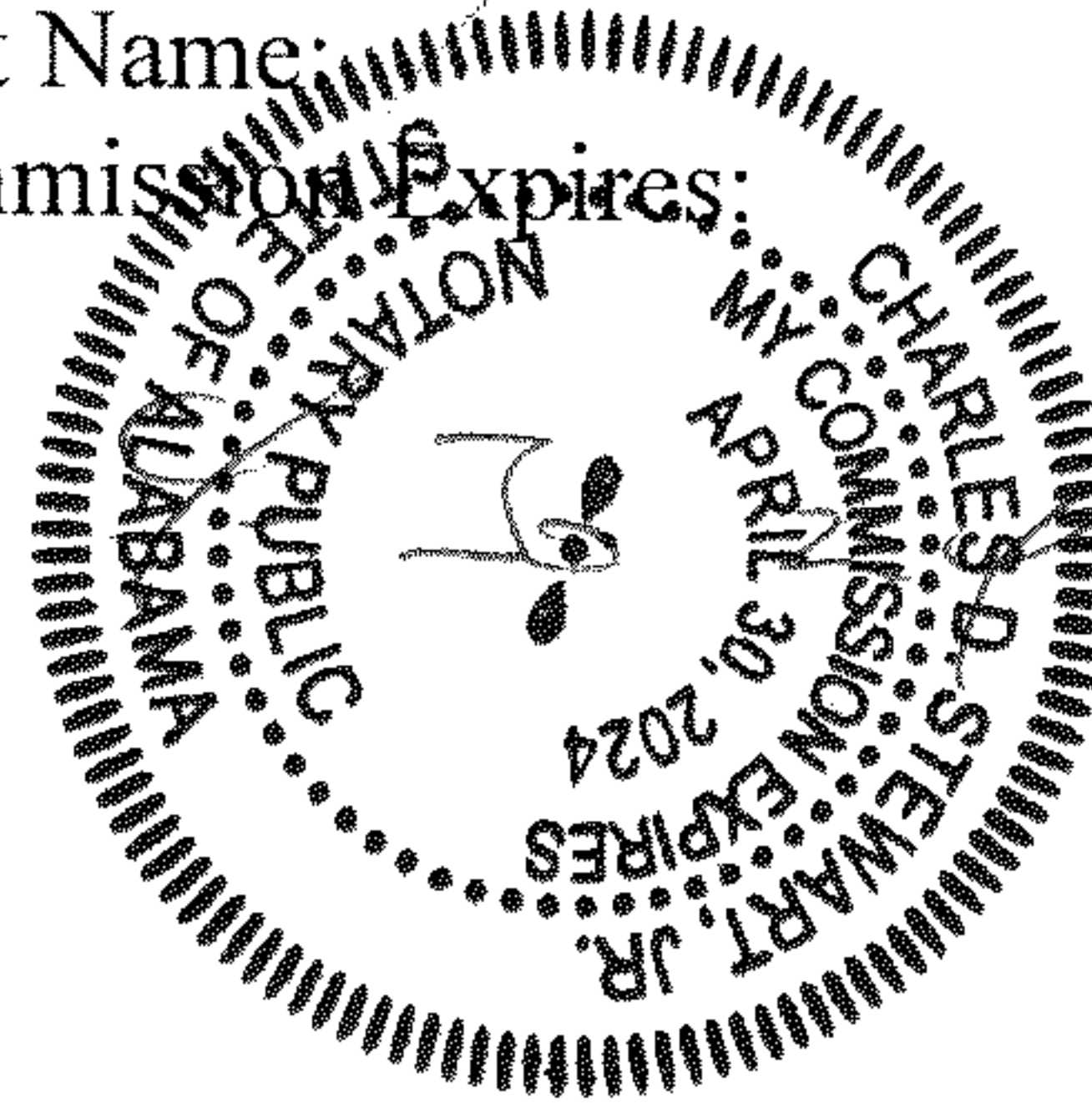
Given under my hand and official seal this the 6<sup>th</sup> day of July, 2020.

*[Signature]*

Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/08/2020 01:29:41 PM  
\$29.00 CHERRY  
20200708000282770

*Allen S. Bayl*