

20200810000341250
08/10/2020 11:23:24 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jill Watson Glassco

1031 Blue Heron Point
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHL2000207

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Thirty Six Thousand and 00/100 Dollars (\$36,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Chelsea One, LLC**, a/an Alabama Limited Liability Company, whose address is

A PO Box 520 CHELSEA AL 35043,
(hereinafter "Grantor", whether one or more), by **Jill Watson Glassco**, (hereinafter "Grantee", whether one or more), 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, the address of which is Lot #96 Lime Creek Lane, Chelsea, AL 35043, to-wit:

Lot 96, accorded to the Final Plat of Lime Creek Preserve at Chelsea Preserve, Sector 3, as recorded in Map Book 36 Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

* IN WITNESS WHEREOF, Grantor, Chelsea One, LLC, by Michael Henry Strong as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 1 day of August, 2020. *

Chelsea One, LLC

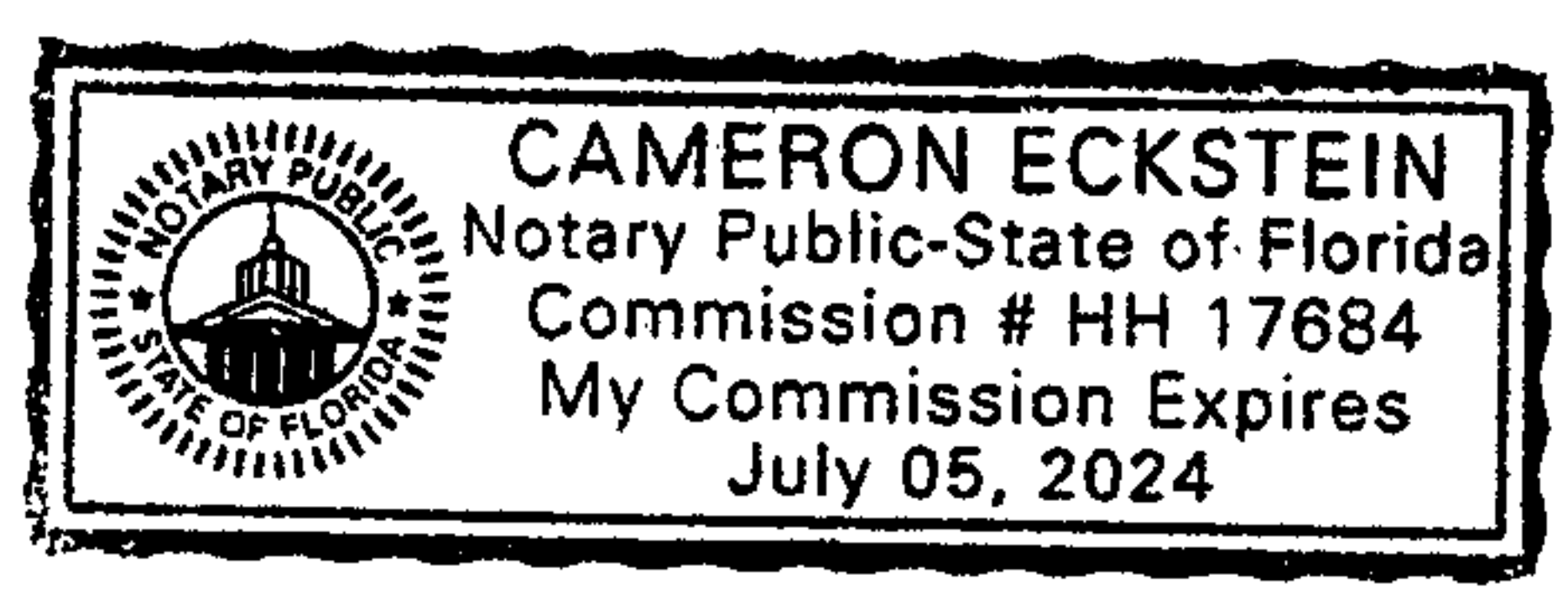
* Michael Henry Strong
By: Michael Henry Strong
Its: Member

* STATE OF Florida
COUNTY OF Manatee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Henry Strong, as Member of Chelsea One, LLC, a/an Alabama Limited Liability Company 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, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

* Given under my hand and official seal on this 1 day of August, 2020.

* [Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2020 11:23:24 AM
\$61.00 CHERRY
20200810000341250

Allie S. Beal