

20200902000389220
09/02/2020 10:32:51 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Monica Marie Lee-Williams
166 Chesser Loop Rd
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001139

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Forty Seven Thousand and 00/100 Dollars (\$247,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jared J. Raney and Stephanie C. Raney, husband and wife**, whose address is 174 Cliff Rd, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Monica Marie Lee-Williams**, whose address is 3512 Vicksburg Dr, Birmingham, AL 35213, (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 166 Chesser Loop Rd., Chelsea, AL 35043**, to-wit:

Lot 136, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, page 49 in the Probate Office of Shelby County, Alabama.

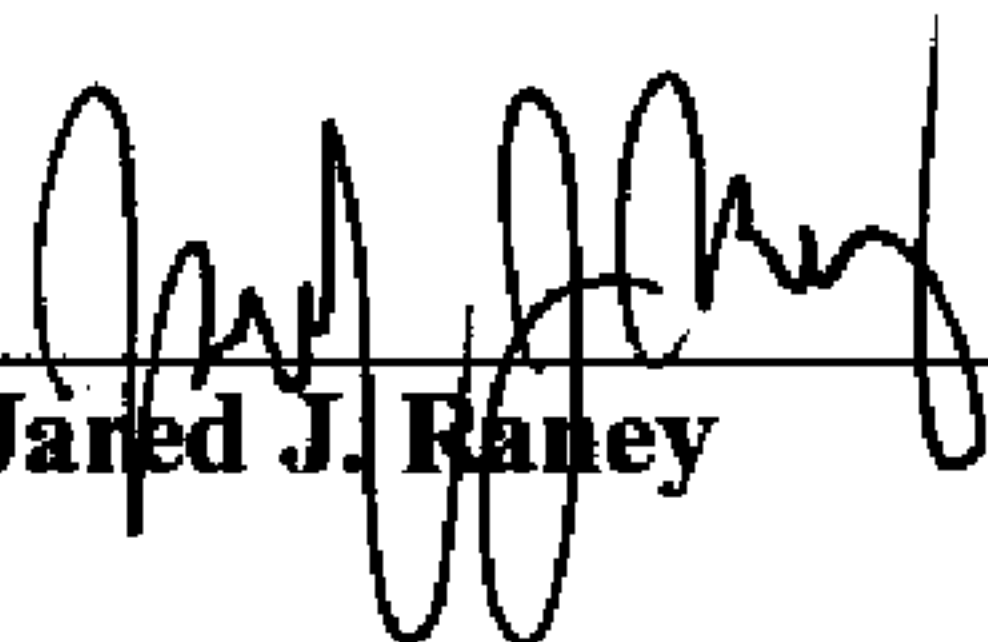
Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040511000248910 and First Amendment to Declaration as recorded in Instrument No. 20091008000381600, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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.

Subject to a third-party mortgage in the amount of \$242,526.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of August, 2020.

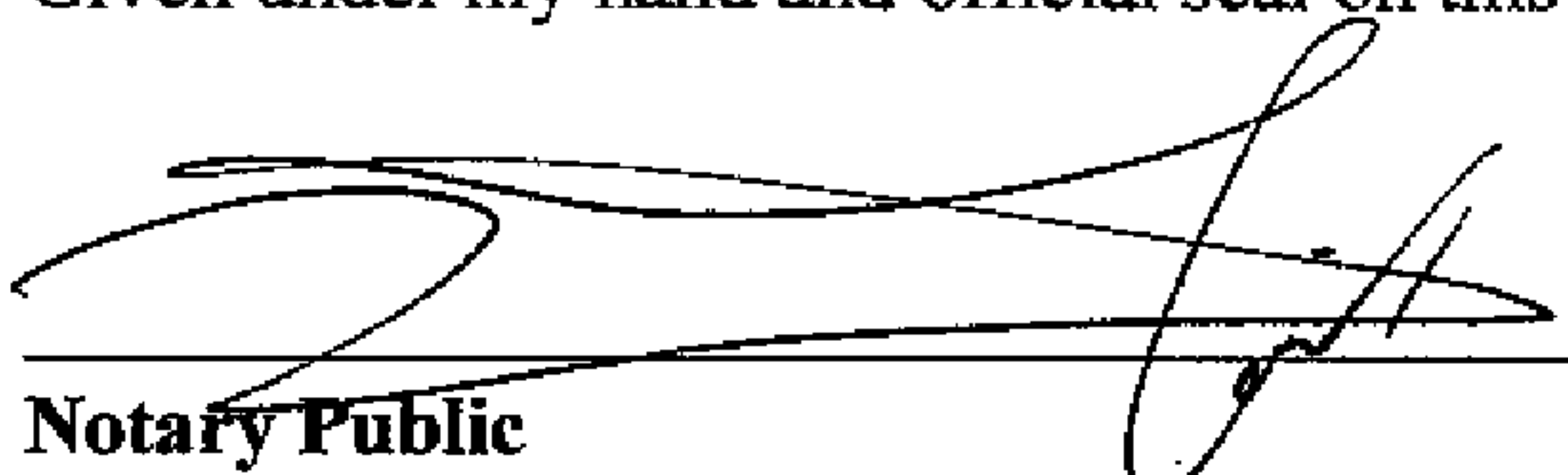

Jared J. Raney

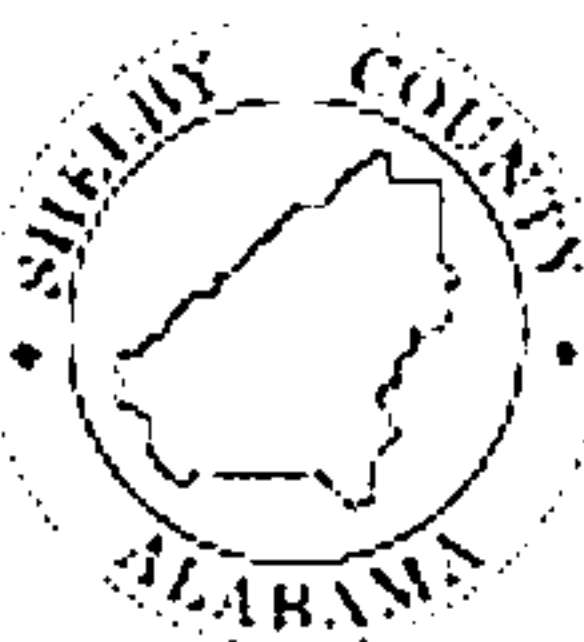

Stephanie C. Raney

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Jared J. Raney and Stephanie C. Raney**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31st day of August, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 10:32:51 AM
\$29.50 CHERRY
20200902000389220

Allie S. Boyd