

20201104000499260  
11/04/2020 09:11:31 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Freda Rigsby  
648 Foothills Trace  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM2001572

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Sixty Five Thousand Three Hundred Seventy Five and 00/100 Dollars (\$265,375.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charles Dailey , a married man**, whose address is **98 White Heron Drive, Santa Rosa Beach, FL 32459**, (hereinafter "Grantor", whether one or more), by **Freda Rigsby**, (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 **Freda Rigsby** , the following described real estate situated in Shelby County, Alabama, **the address of which is 648 Foothills Trace, Chelsea, AL 35043**, to-wit:

Lot 23, according to the Survey of Foothills Point, Third Sector, as recorded in Map Book 35, Page 136, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031223000824110, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

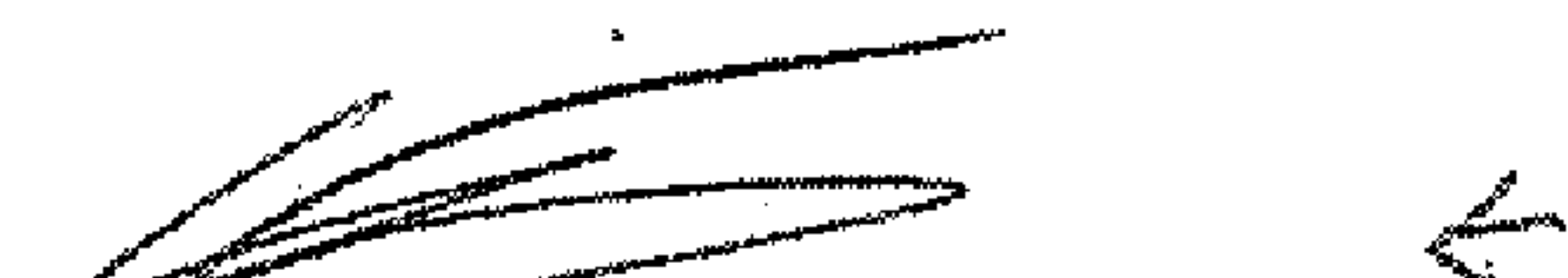
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).**

Subject to a third-party mortgage in the amount of \$0.00 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 30th day of October, 2020.

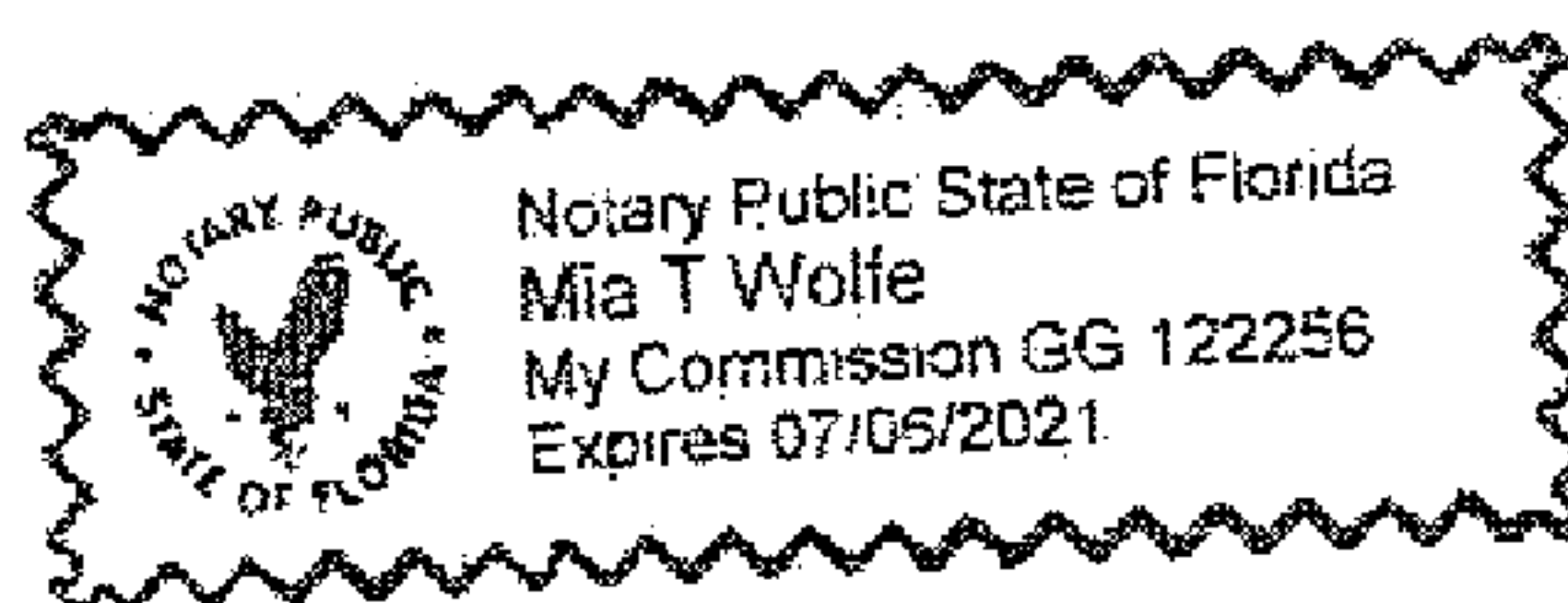
  
Charles Dailey

STATE OF Florida  
COUNTY OF Walton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Charles Dailey, 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 30th day of October, 2020.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/04/2020 09:11:31 AM  
\$290.50 CHERRY  
20201104000499260

