

Send tax notice to:  
Taylor N. Griffith  
1016 Chelsea Station Way  
Chelsea, AL, 35043

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

STATE OF ALABAMA  
Shelby COUNTY

2020813

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Richard P Sexton and Christine C Sexton** whose mailing address is: 2013 Kingston Court, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **Taylor N. Griffith and Luis C. Florentino** whose property address is: **1016 Chelsea Station Way, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 69, according to the Survey of Chelsea Station, as recorded in Map book 38, Page 109, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:


1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Such state of facts as shown on plat of Chelsea Station as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.
3. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.
4. Sanitary Sewer Agreement between Double Oak Water Reclamation, Inc. and Chelsea Station, LLC as recorded in Instrument No. 20060816000399780, in the Probate Office of Shelby County, Alabama, as affected by Partial Termination of Sewer Service Agreement between Double Oak Water Reclamation, Inc. and First Commercial Bank, a division of Synovus Bank as recorded in Instrument No. 20110509000139430, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Shelby Real 45, Page 303, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Instrument No. 20070418000180100, in the Probate Office of Shelby County, Alabama.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20070829000407640, Instrument No. 20100430000132190, Instrument No. 20101008000335460, Instrument No. 20120606000198470 and Instrument No. 20120814000300900, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
8. Rights, easements, covenants and restrictions to Alabama Power Company as recorded in Instrument No. 1994-36503, in the Probate Office of Shelby County, Alabama.
9. Perpetual non-exclusive easement for ingress/egress recorded in Instrument No. 1994-36503, in the Probate Office of Shelby County, Alabama.
10. Memorandum of Sewer Service Agreement regarding Chelsea Station recorded in Instrument No. 20121102000422210, in the Probate Office of Shelby County, Alabama.
11. Articles of Incorporation of Chelsea Station Owners Association, Inc. as recorded in Instrument No. 20070829000407630, in the Probate Office of Shelby County, Alabama.

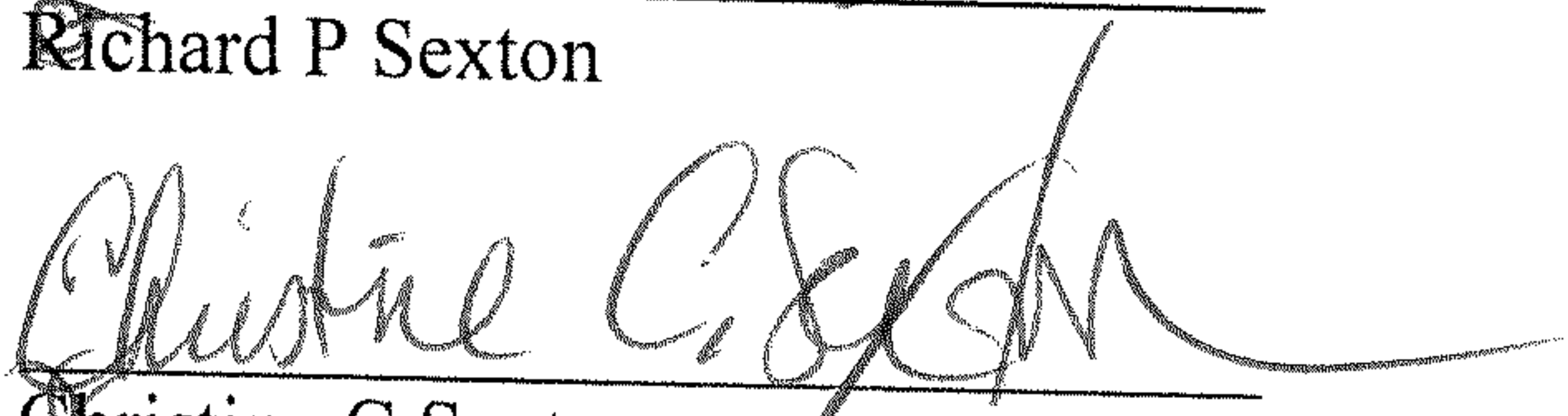
\$240,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 his/her hand and seal this the 23<sup>rd</sup> day of October, 2020.

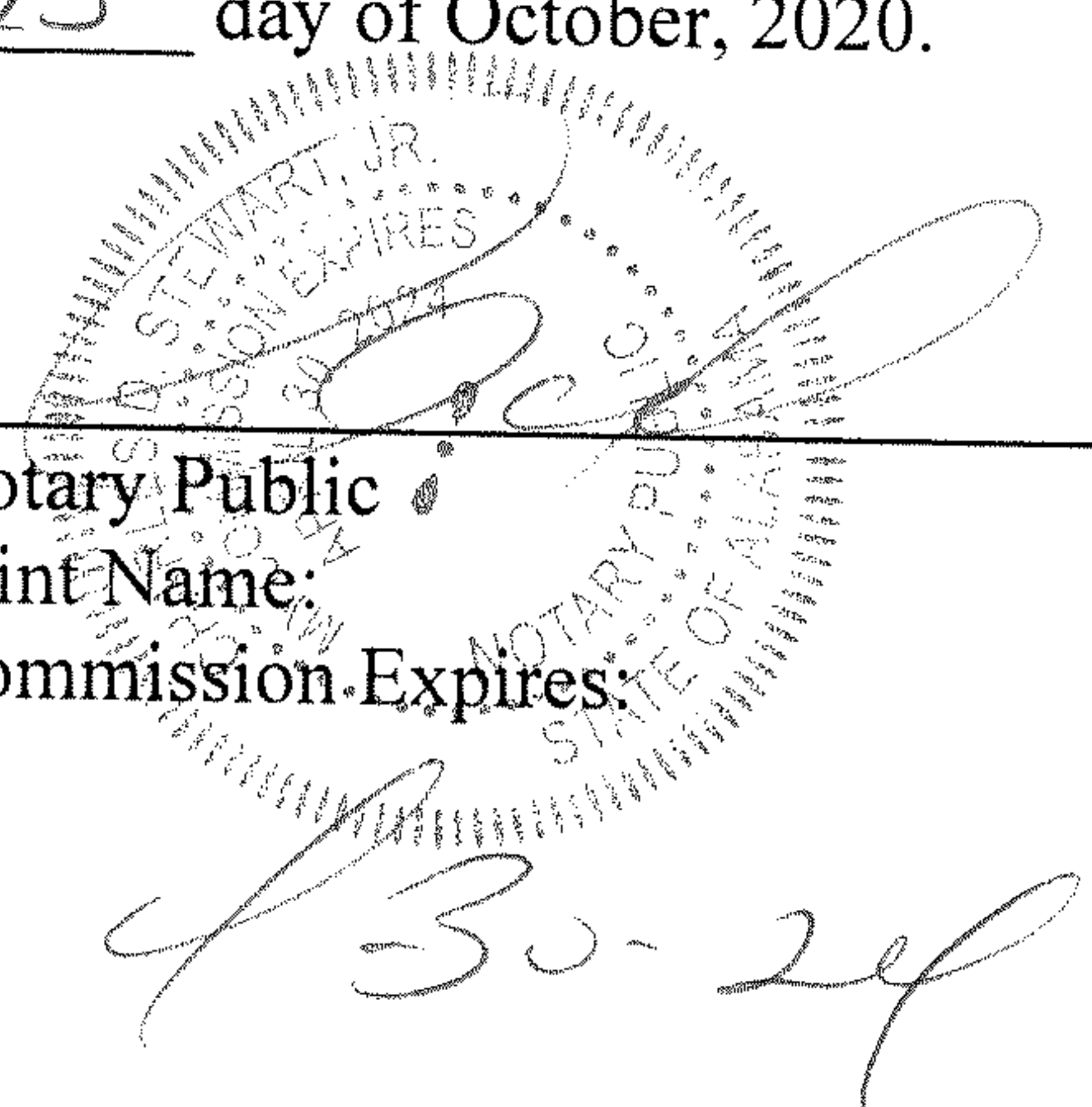
  
Richard P Sexton

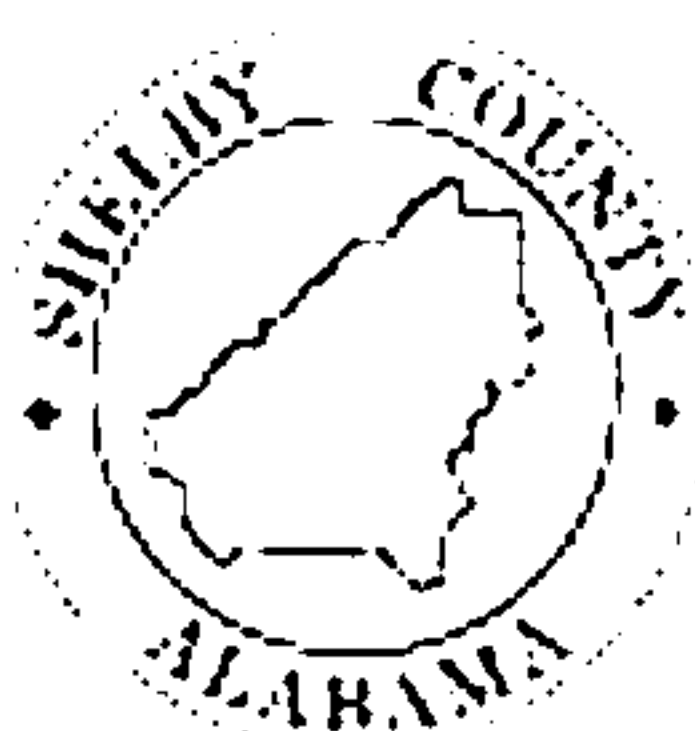
  
Christine C Sexton

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard P Sexton and Christine C Sexton 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of October, 2020.

  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/13/2020 08:18:42 AM  
\$85.00 CHARITY  
20201113000518730

