

20201207000559190
12/07/2020 03:22:27 PM
DEEDS 1/2

Send tax notice to:

2068 Chelsea Park Bend
Chelsea, AL 35043

CHL2000338

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty Seven Thousand and 00/100 Dollars (\$237,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Andrew A. Davenport and Lindsey Davenport, Husband and Wife**, whose mailing address is:

20500 ADAMS RIDGE DR CHELSEA AL 35043 (hereinafter referred to as "Grantors"), by **Laura S. Waldrip and William A. Waldrip** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 2-11, according to the Plat of Chelsea Park 2nd Sector as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$225,150.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Andrew A. Davenport and Lindsey Davenport have hereunto set their signature(s) and seal(s) on November 25, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2020 03:22:27 PM
\$37.00 CHARITY
20201207000559190

Allen S. Bayl

Andrew A. Davenport

Lindsey Davenport

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew A. Davenport and Lindsey Davenport, 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 25th day of November, 2020.

(NOTARIAL SEAL)

Notary Public

Print Name: C. Blake Dobbins
Commission Expires:

