

Send tax notice to:
DANIEL W WHEELER
208 CHESSER 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

2021116T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROXANNE R DRAKE and ROBERT DRAKE, wife and husband**, whose mailing address is: 156 Essex Drive, Sterrett Alabama 35147 (hereinafter referred to as "Grantors") by **DANIEL W WHEELER** whose property address is: **208 CHESSER WAY, CHELSEA, AL, 35043** hereinafter referred to as Grantee"), 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, to-wit:

Lot 41, according to the Survey of Cottages at Chesser, Phase I, as recorded in Map Book 33, Page 45, in the Office of the Judge of Probate 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 as Instrument #2002-10788 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration" which is incorporated herein by reference in its entirety).

Roxanne R Drake and Roxanne Rousseau are one and the same person.

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. Restrictions, public utility easements, and building setback lines as shown on map and Survey of Cottages at Chesser, Phase I, as recorded in Map Book 33, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2002-10788 in the Probate Office of Shelby County, Alabama.

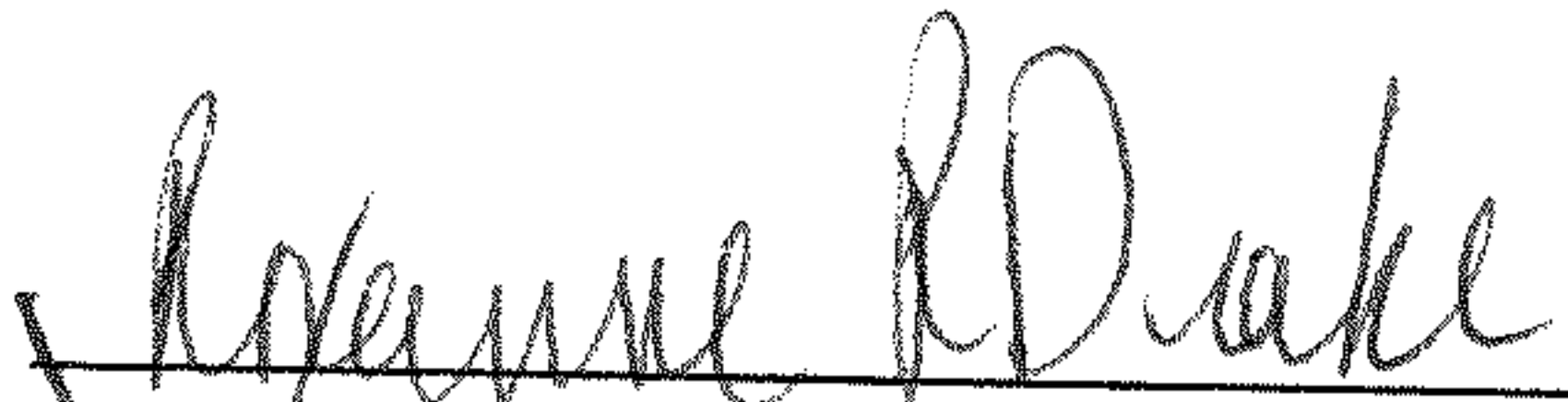
\$205,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 26th day of February, 2021.



ROXANNE R DRAKE



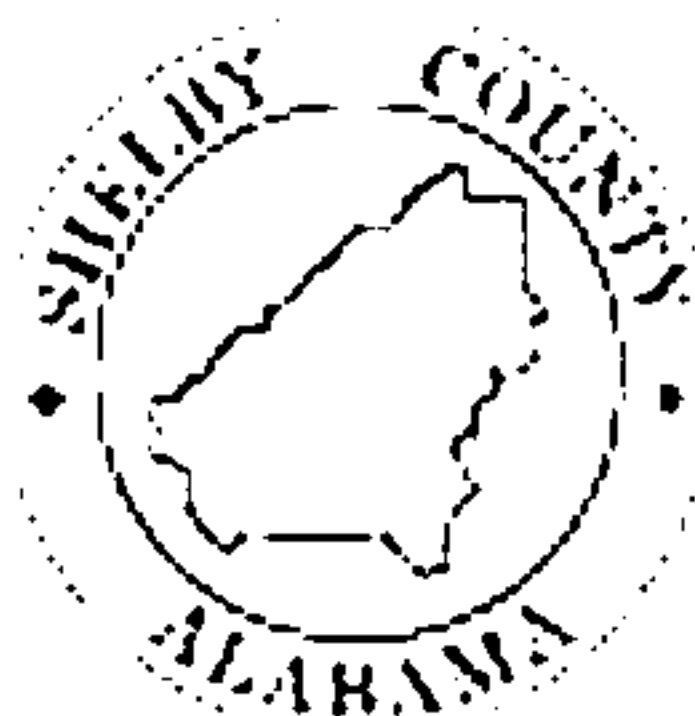
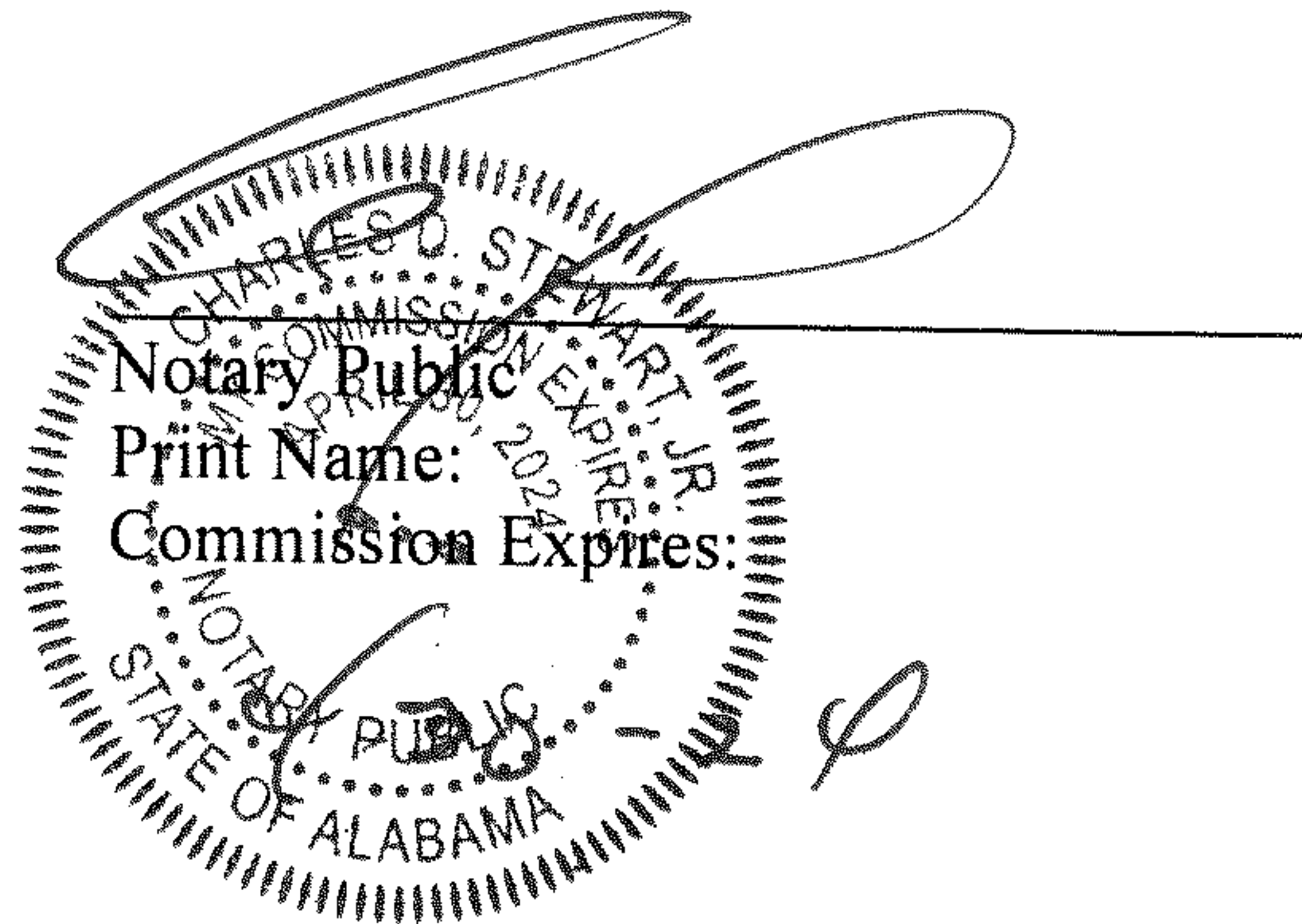
ROBERT DRAKE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROXANNE R DRAKE and ROBERT DRAKE 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 26th day of February, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 01:40:00 PM
\$26.00 CHERRY
20210301000102040

