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03/05/2021 03:10:37 PM
DEEDS 1/2

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-03-6250
Documentary Evidence: Sales Contract

Send Tax Notice To:
Hernan N. Montoya
2349 Pelham Parkway
Pelham, AL 35124

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Six Thousand Six Hundred and 00/100 Dollars (\$196,600.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **Chelsea One, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **Hernan N. Montoya** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 36, according to the map and survey of Lime Creek at Chelsea Preserve, Sector 2, as recorded in Map Book 34, page 51, in the Probate Office of Shelby County, Alabama.

Lots 103, 106, 107, 111, and 112, according to the map and survey of Lime Creek at Chelsea Preserve, Sector 3, as recorded in Map Book 36, page 31, in the Probate Office of Shelby County, Alabama.

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

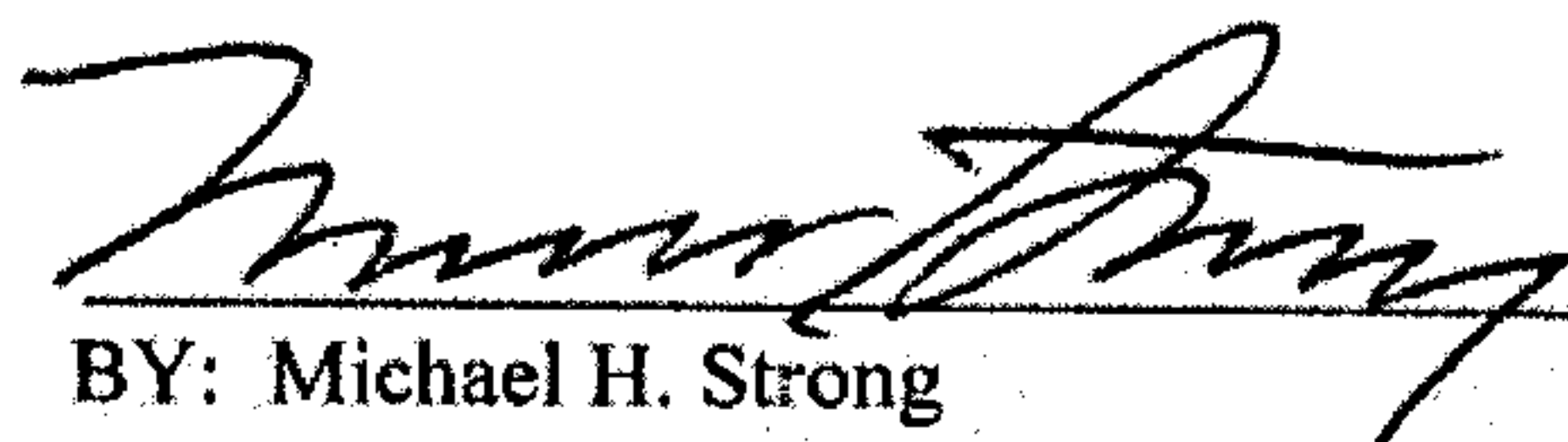
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for its successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his successors 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 does have good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall warrant and defend the same to Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Michael H. Strong, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 5th day of March, 2021.

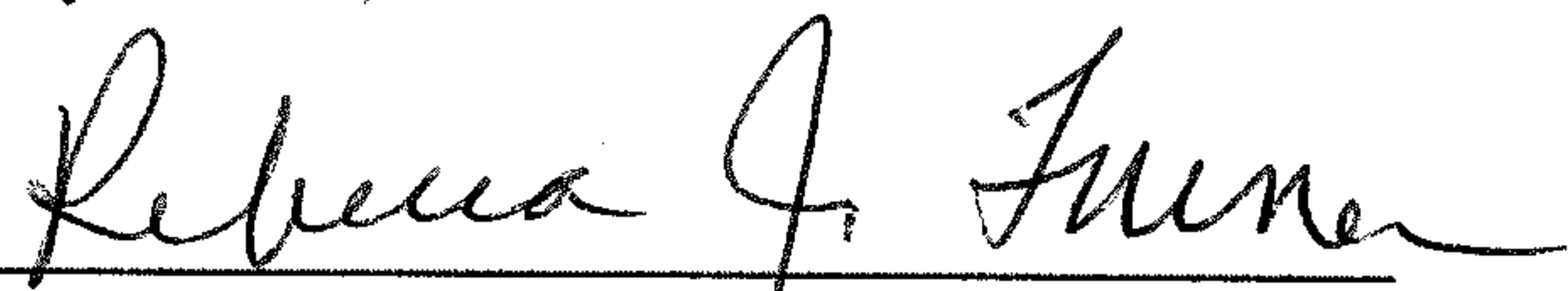
Chelsea One, LLC

 (Seal)
BY: Michael H. Strong
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

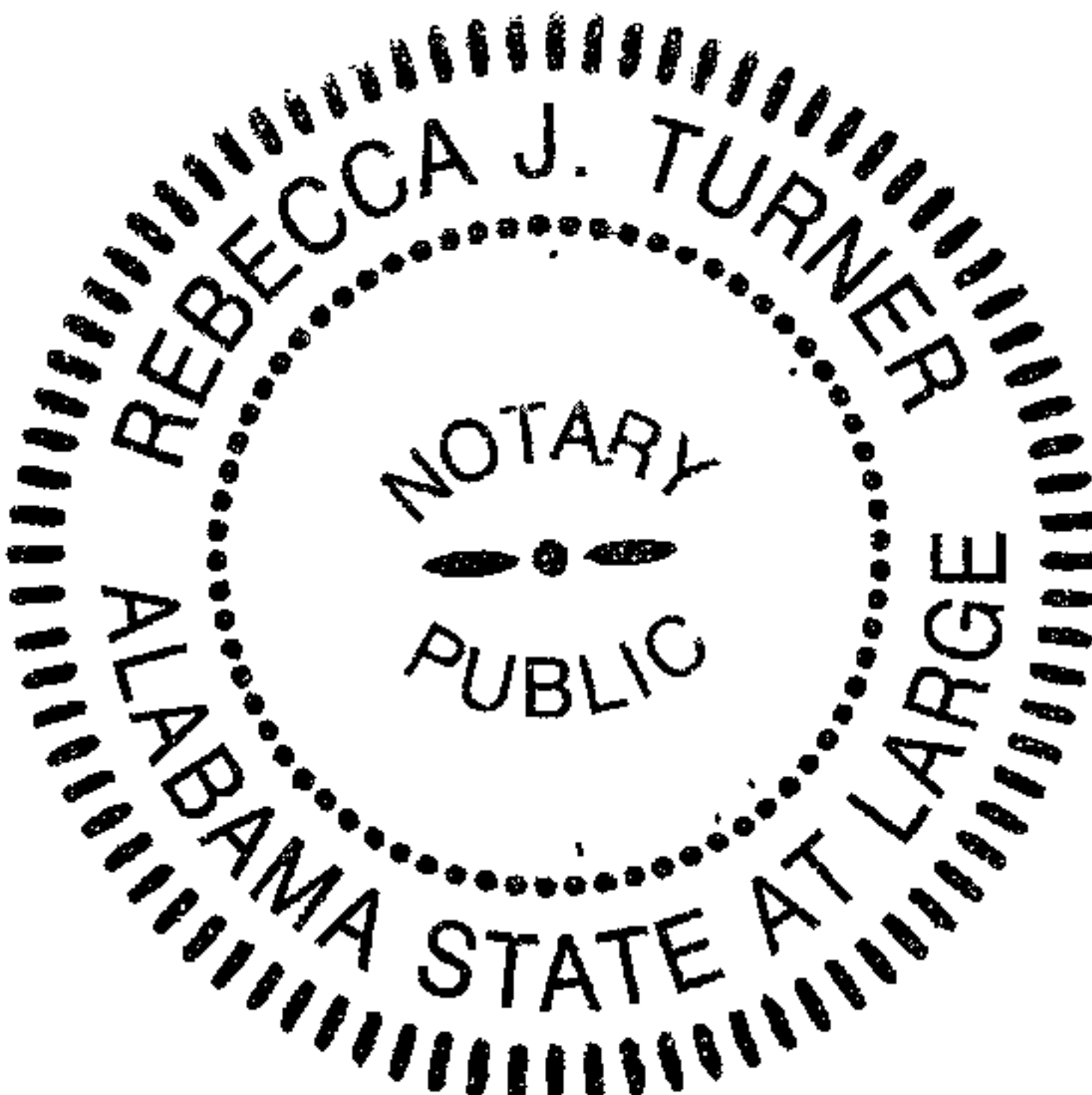
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael H. Strong, whose name as Member of **Chelsea One, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 5th day of March, 2021.


Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

Grantors' Mailing Address:

P. O. Box 520
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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