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DEEDS 1/2

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law

2550 Acton Road, Suite 210

Birmingham, AL 35243

File No. 2021-02-6224

Documentary Evidence: Sales Contract

Send Tax Notice To:

Alexis Thomas and Latrice Jones Thomas

2210 Inverness Cliffs

Birmingham, AL 35242

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Thousand and 00/100 Dollars (\$20,000.00)**, 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**, (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **Alexis Thomas and Latrice Jones Thomas** (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lots 407, according to the map and survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, page 97, in the Probate Office of Shelby County, Alabama.

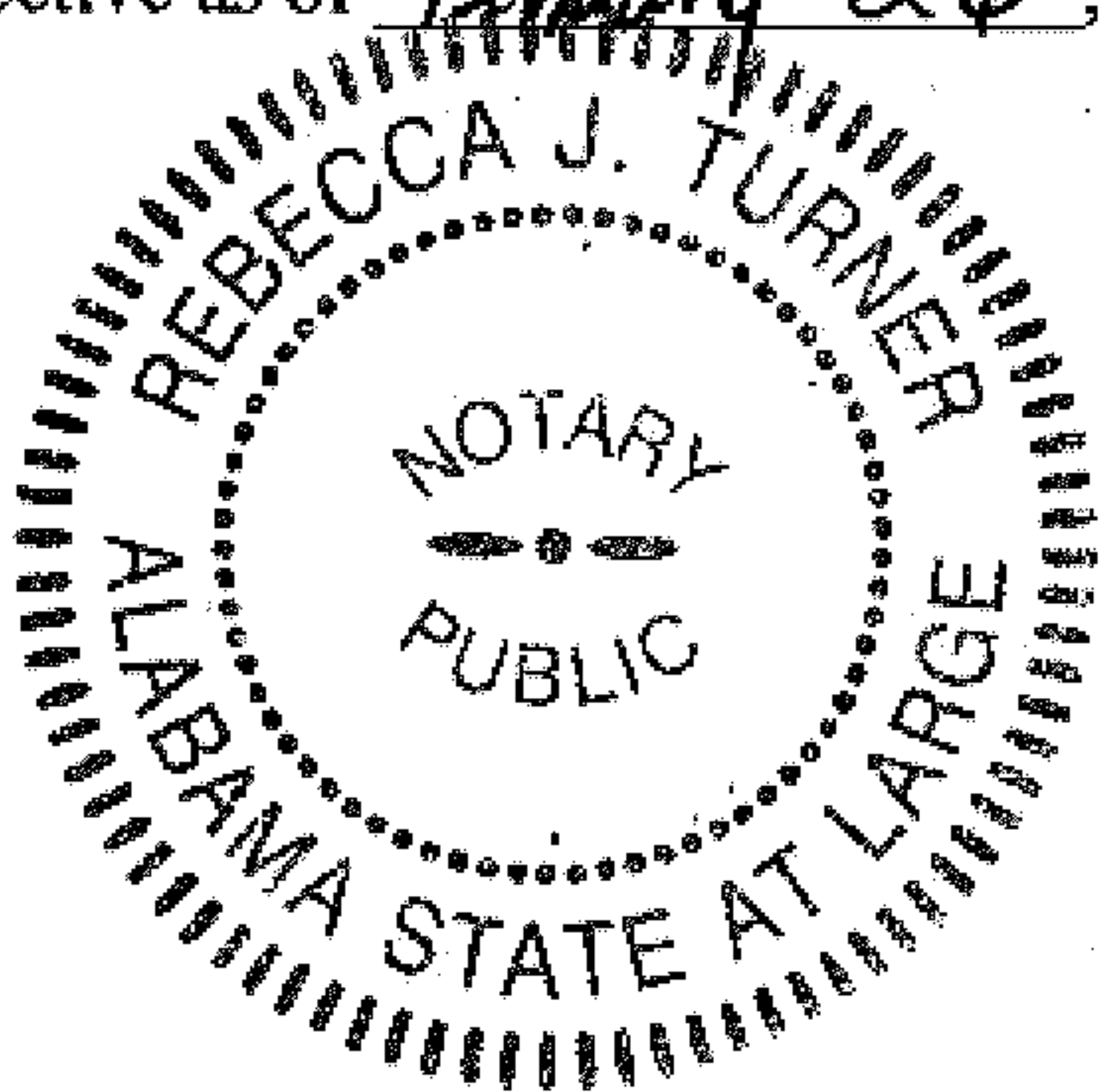
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 and assigns, covenant with Grantee(s), their heirs 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(s), their heirs 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 19th day of February, 2020, to be effective as of February 26, 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 19th day of February, 2021.


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

Grantors' Mailing Address:

P. O. Box 520
Chelsea, AL 35043

Property Address: 101 Bolivar Lane, Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2021 03:49:35 PM
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