

20210317000134460
03/17/2021 01:10:27 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Scott Alan Martell and Jody Frost Martell
416 Crossbridge Rd
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
SMT2100029

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Anthony M. Gayles and Sherry Edwards-Gayles , a married couple**, whose address is 1700 N Brevard St. Apt 327, Charlotte, NC 28262 (hereinafter "Grantor", whether one or more), by **Scott Alan Martell and Jody Frost Martell**, whose address is 13205 Kenley Way, Birmingham, AL 35242 , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Scott Alan Martell and Jody Frost Martell , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 416 Crossbridge Rd., Chelsea, AL 35043, to-wit:**

Lot 7-172, according to the Plat of Chelsea Park 7th Sector, Third Addition, Grayson Place Neighborhood, as recorded in Map Book 48, Page 95, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

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, filed for record in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector and recorded in Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

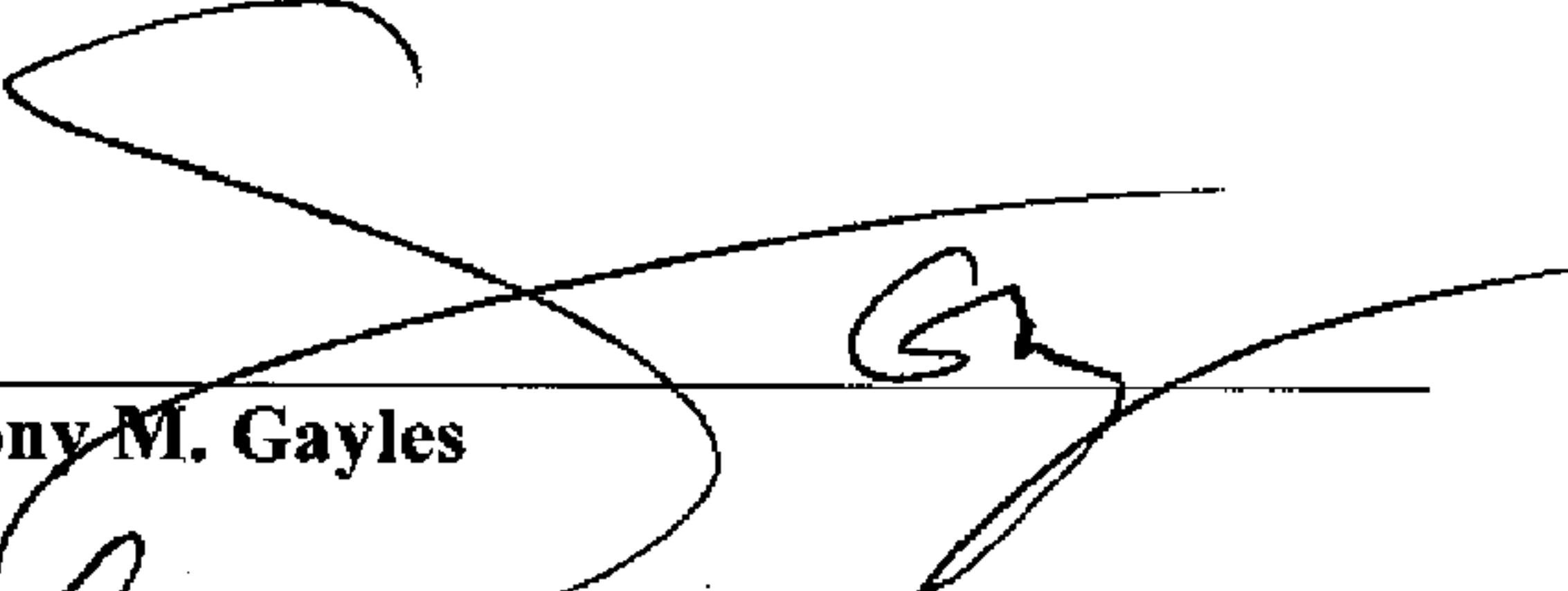
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$253,600.00 executed and recorded simultaneously herewith.

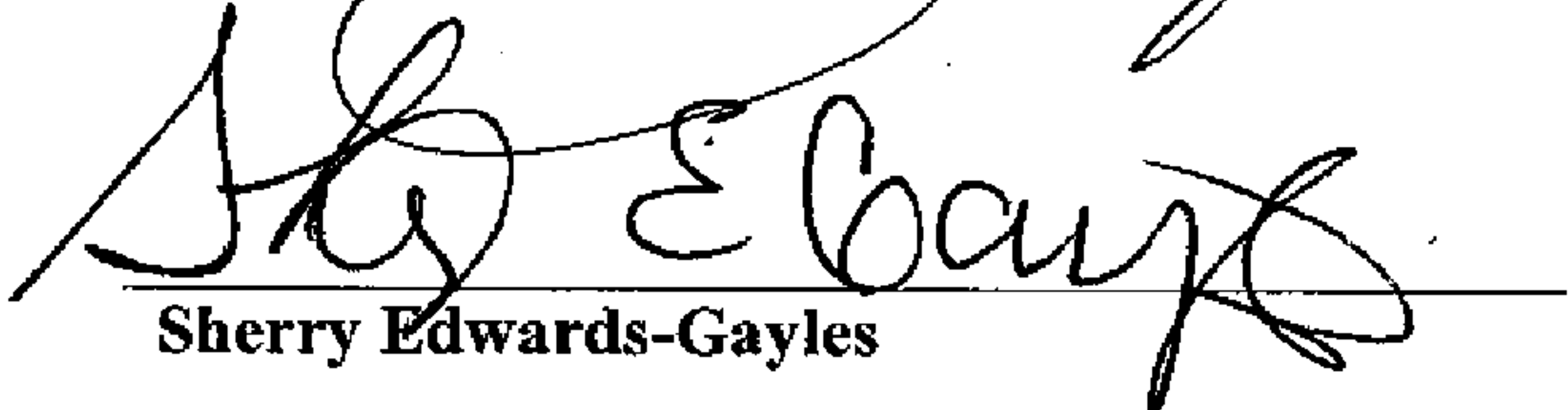
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that

Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of March, 2021.



 Anthony M. Gayles

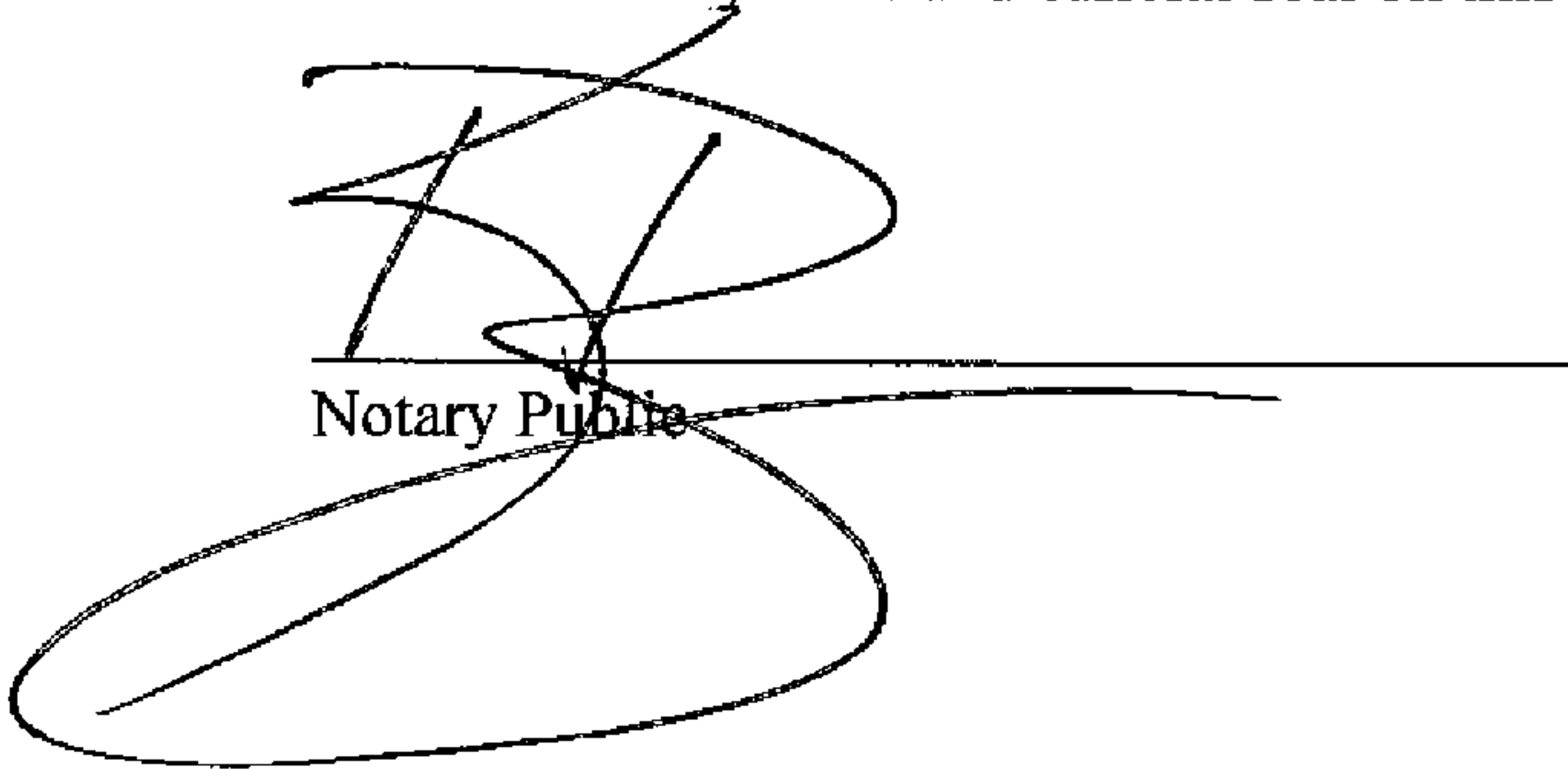


 Sherry Edwards-Gayles

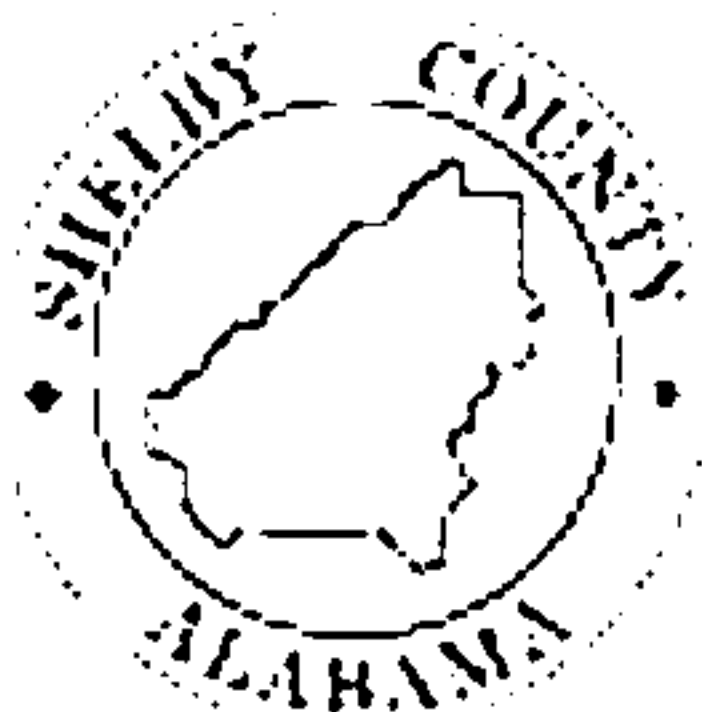
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Anthony M. Gayles and Sherry Edwards-Gayles, a married couple, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th day of March, 2021.



 Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/17/2021 01:10:27 PM
 \$89.50 MISTI
 20210317000134460

Allie S. Boyd