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03/18/2021 03:38:49 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. 2021-02-6225

Documentary Evidence: Sales Contract

**Send Tax Notice To:**

Scotch Homes & Land Dev. Group, Inc.

48 Chesser Crane Road

Chelsea, AL 35043

(Grantees' Mailing Address)

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Thirty Thousand Nine Hundred and 00/100 Dollars (\$30,900.00)**, 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 **Scotch Homes & Land Development Group, Inc., whose address is 48 Chesser Crane Road, Chelsea, AL 35043** (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 423, 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.

Address of Property: 132 Bolivar Circle, Chelsea, AL 35043

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

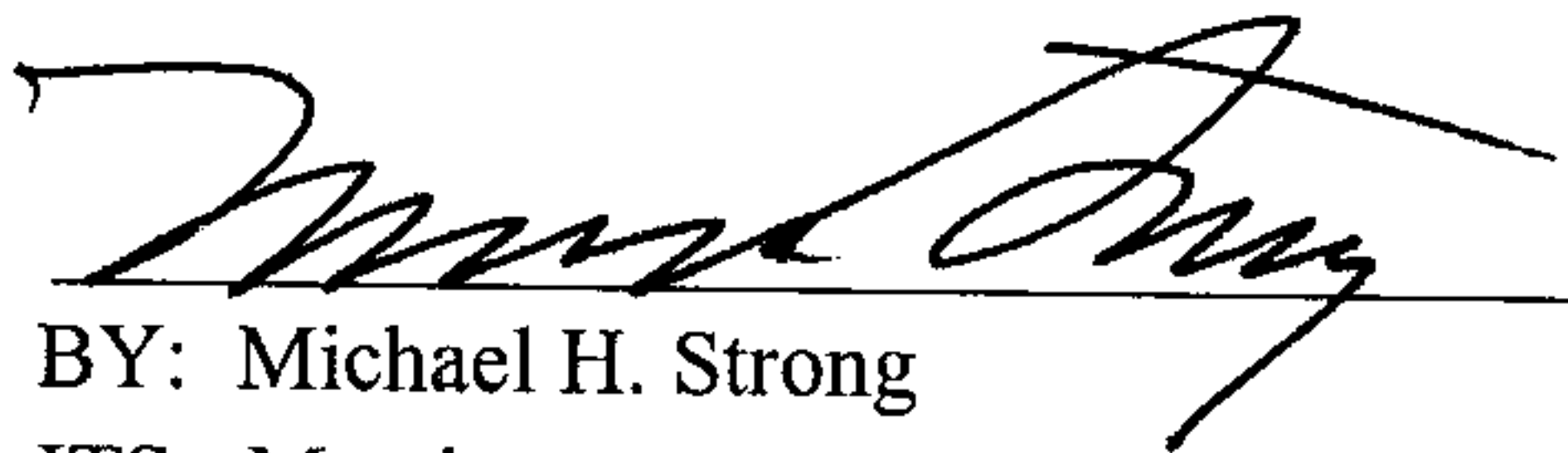
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for its successors, executors, administrators, personal representatives and assigns, covenant with Grantee, its 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, its 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 10<sup>th</sup> day of March, 2021.

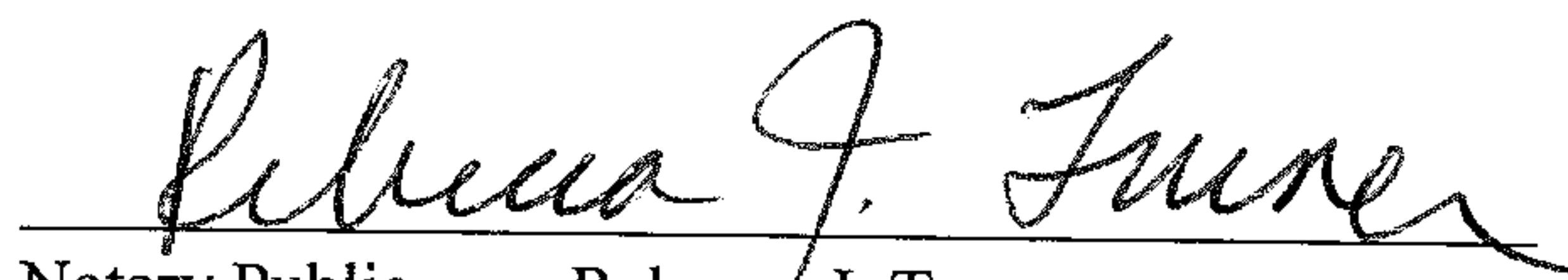
Chelsea One, LLC

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

STATE OF ALABAMA  
COUNTY OF SHELBY

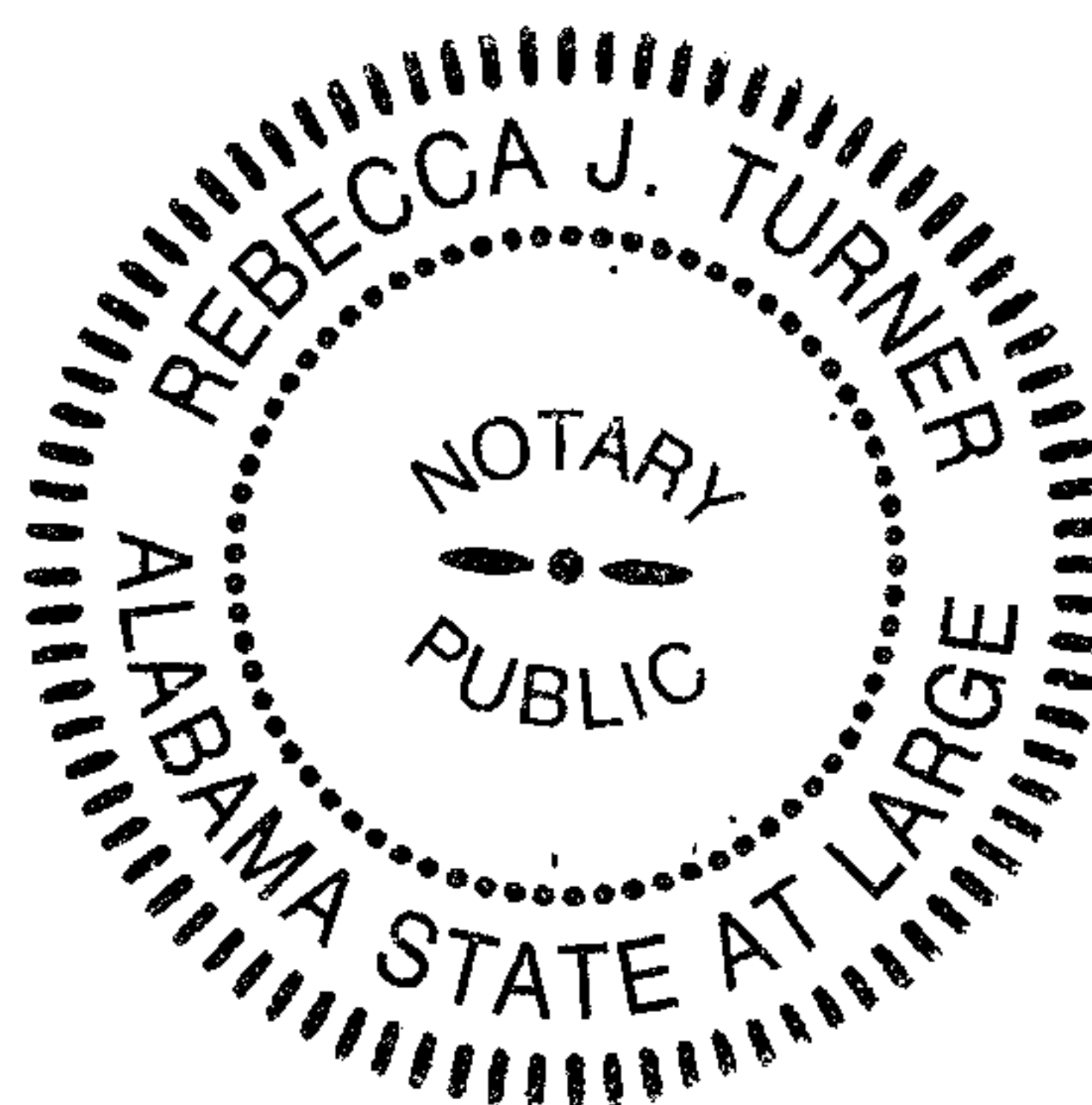
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael H. Strong, whose name as Member of **Chelsea One, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said 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 10<sup>th</sup> 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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\$56.00 CHERRY  
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