

State of Alabama
County of Shelby


20210401000162960 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
04/01/2021 02:38:16 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred forty thousand and no/100 dollars (\$240,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Emmett Clay Lowe, Jr., a married person, Katherine L. Brakeman (**Grantors**) joined by her spouse, Cody Brakeman whose address is 1052 Drayton Way, Birmingham, Alabama 35242 do grant, bargain, sell and convey unto Madison Christine Pizzato (**Grantee**) whose address is 1095 Springfield Drive, Chelsea, Alabama 35043, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 7-22, ACCORDING TO THE PLAT OF CHELSEA PARK, 7TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 120, 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 DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO.20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO. 200612229000634370, (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"). AKA 1095 Springfield Drive, Chelsea, Alabama 35043.

Subject to:

Ad valorem taxes due October 1, 2021.

Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of Chelsea Park, 7th Sector as recorded in Map Book 37, Page 120.

Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama, Terms and Conditions as set out in Articles of Incorporation of Chelsea Park Residential Association, Inc., as recorded in Instrument #200413/8336 in the Probate Office of Jefferson County, Alabama, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association, along with the Declaration of Covenants Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument #20061229000634370 in the Probate Office of Shelby County, Alabama.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 112, Page 111.

Easement to Bellsouth Telecommunications, Inc., as recorded in Instrument #20060630000315710.

Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company as recorded in Instrument #20060828000422390 and Instrument #20060828000422470.

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 as recorded in Instrument #1997-9552; Instrument #2000-94450 and Instrument #2001-27341 ownership of any such interests.

Release of damages as recorded in Instrument #200612229000634390.

Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument #20061229000634390.

Conservation Easement and Declaration of Restrictions and Covenants as recorded as Instrument #20041228000703990.

Articles of Incorporation of The Chelsea Park Improvement District Three as recorded in Instrument #20050209000065540.

\$192,000.00 of the consideration was paid from the proceeds of a purchase money mortgage loan. Madison Pizzato is one and the same person as Madison Christine Pizzato.

Katherine L. Brakeman is one and the same person as Katherine Kay Lowe. Cody Brakeman joins in this conveyance to comply with Section 6-10-3 Code of Alabama as amended but makes no warranty of title. The property has never been a part of the homestead of Emmett Clay Lowe, Jr. or his spouse.

TO HAVE AND TO HOLD unto the said **Grantee**, her heirs, successors and assigns forever.

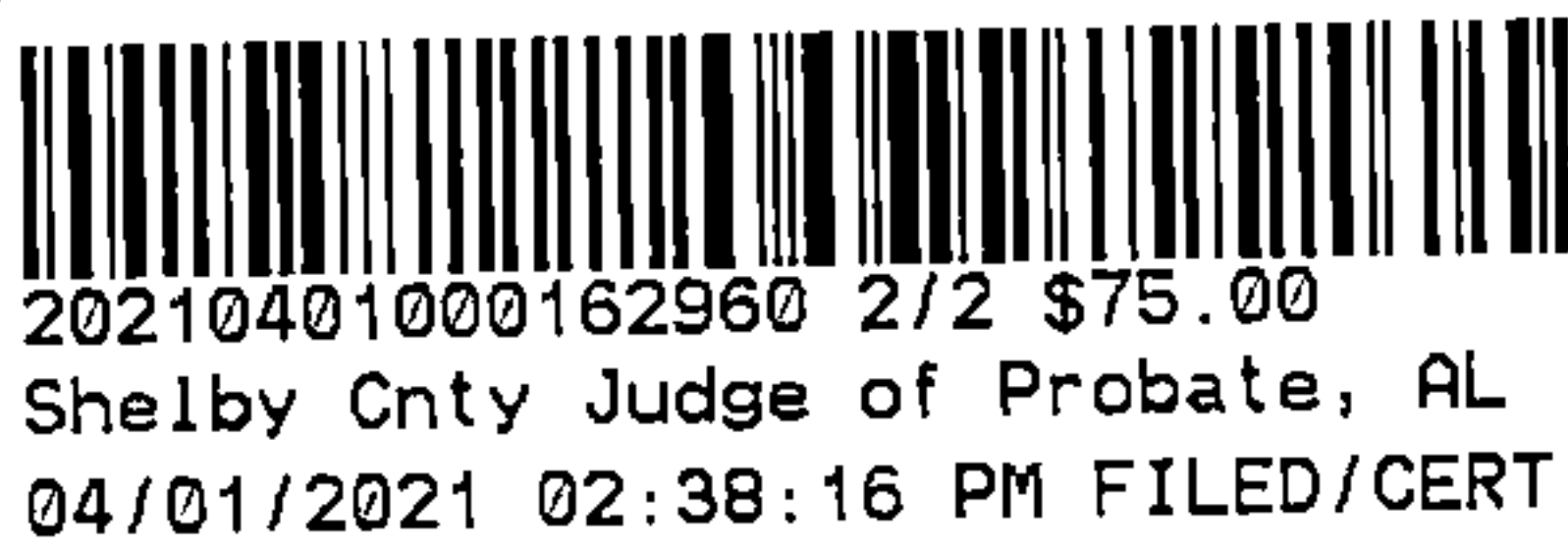
And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantee**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors joined by Cody Brakeman have caused this conveyance to be executed this the 31st day of March , 2021.

Katherine Brakeman SEAL
KATHERINE L. BRAKEMAN

Emmett Clay Lowe, Jr. SEAL
EMMETT CLAY LOWE, JR.

Cody Brakeman SEAL
CODY BRAKEMAN



State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Katherine L. Brakeman, spouse Cody Brakemen and Emmett Clay Lowe, Jr. whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 31ST day of March, 2021

[Signature]
Notary Public
Commission Expires: 11/09/22

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
File 221079

Send Tax Notice To:
Madison Christine Pizzato
1095 Springfield Drive
Chelsea, Alabama 35043
08-9-31-2-007-022.000

Shelby County, AL 04/01/2021
State of Alabama
Deed Tax:\$48.00

