

20210405000168580  
04/05/2021 02:41:38 PM  
DEEDS 1/2

Send tax notice to:  
JOHN ROBERT LEWIS, III  
165 CHELSEA STATION DRIVE  
CHELSEA, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2021115T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Six Thousand Five Hundred and 00/100 Dollars (\$326,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRYON RICKARD and RHONDA RICKARD, husband and wife**, whose mailing address is: PO Box 253 Shelby, AL 35143 (hereinafter referred to as "Grantors") by **JOHN ROBERT LEWIS, III and ALEJANDRA SIERRA LEWIS** whose property address is: **165 CHELSEA STATION DRIVE, CHELSEA, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 13, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:


1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines, as shown on recorded map and Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, whether or not appearing in the Public Records, including those recorded in Real 45, page 303.
4. Restrictive Covenants recorded in Instrument #20070829000407640; amended in Instrument #20100430000132190; Instrument #20101008000335460 and Instrument #20120606000198470.
5. Right of way in favor of Alabama Power Company recorded in Instrument #20070418000180100 and Instrument #1994-36503.
6. Easement for ingress/egress recorded in Instrument #1994-36503.
7. Assignment and Assumption of Developers Rights recorded in Instrument #20120814000300900.
8. Sewer Service Agreement recorded in Instrument #20121102000422210.
9. Articles of Incorporation of Chelsea Station Owners Association, Inc., recorded in Instrument #20070829000407630.

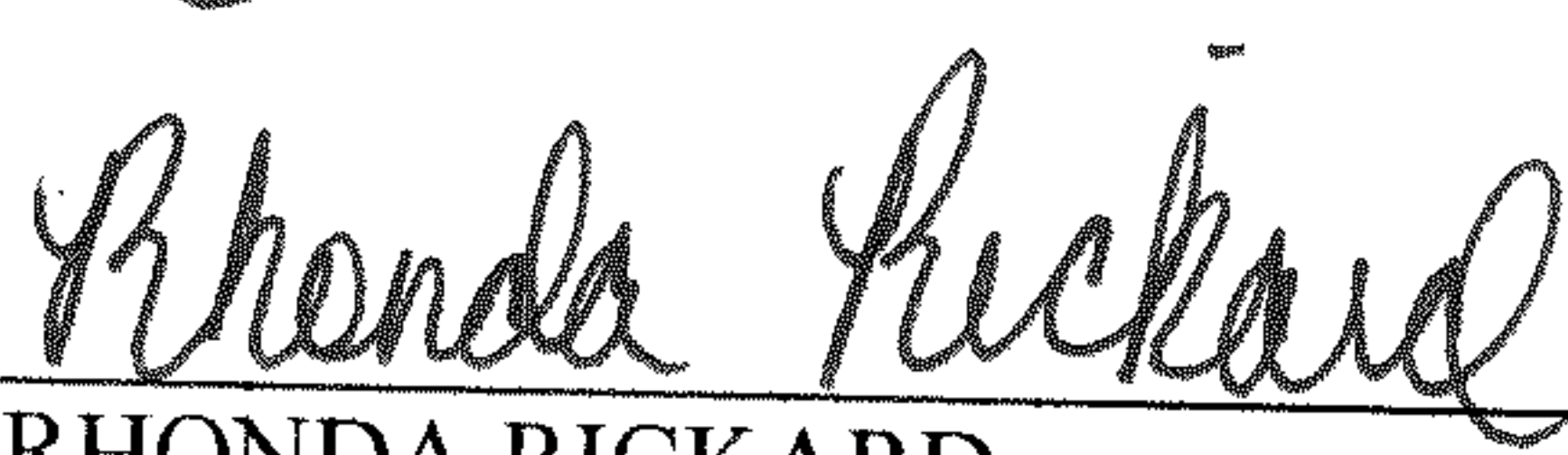
\$315,603.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31<sup>st</sup> day of March, 2021.

  
BRYON RICKARD

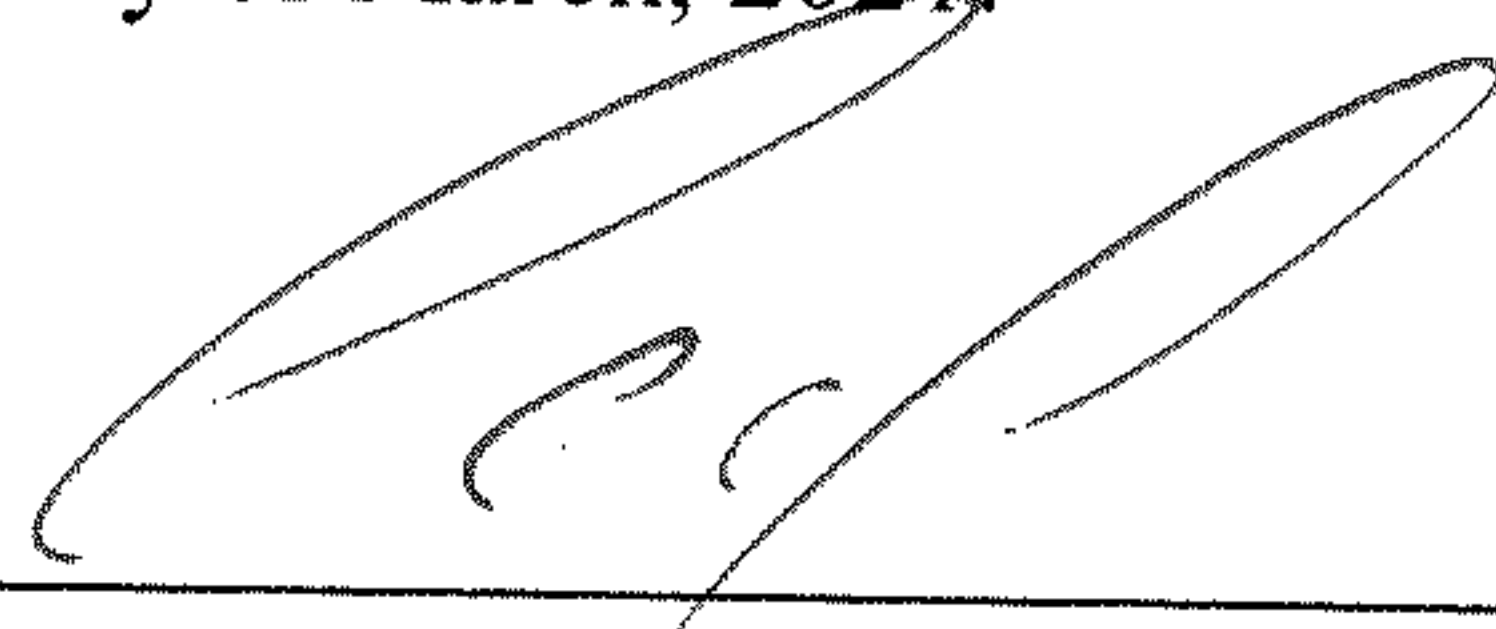
  
RHONDA RICKARD

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRYON RICKARD and RHONDA RICKARD whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of March, 2021.



  
Notary Public  
Print Name:  
Commission Expires:  
4 30 24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/05/2021 02:41:38 PM  
\$36.00 CHARITY  
20210405000168580

