

Send tax notice to:  
Linda Rutledge  
344 Crossbridge Road  
Chelsea, AL 35043  
CHL2100109

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John D. Perry and Kelly D. Perry, husband and wife**, whose mailing address is: **1069 Cocobolo Drive, Santa Rosa Beach, FL 32459** (hereinafter referred to as "Grantor"), by **Linda J. Rutledge** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7-190, according to the Plat of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Probate Office 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, 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 filed recorded as 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").

Property address: 344 Crossbridge Road, Chelsea, AL 35043

**SUBJECT TO:**

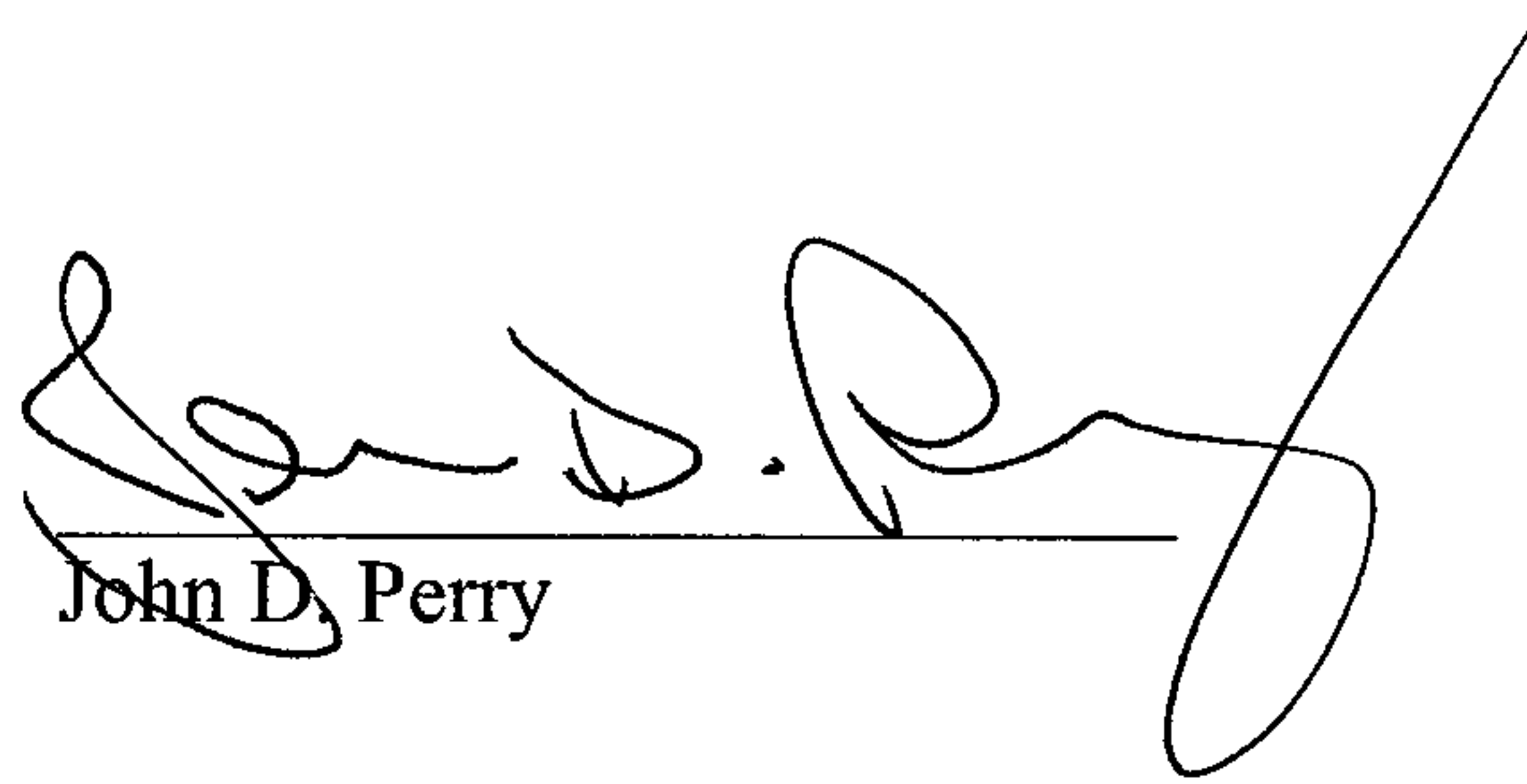
**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.**

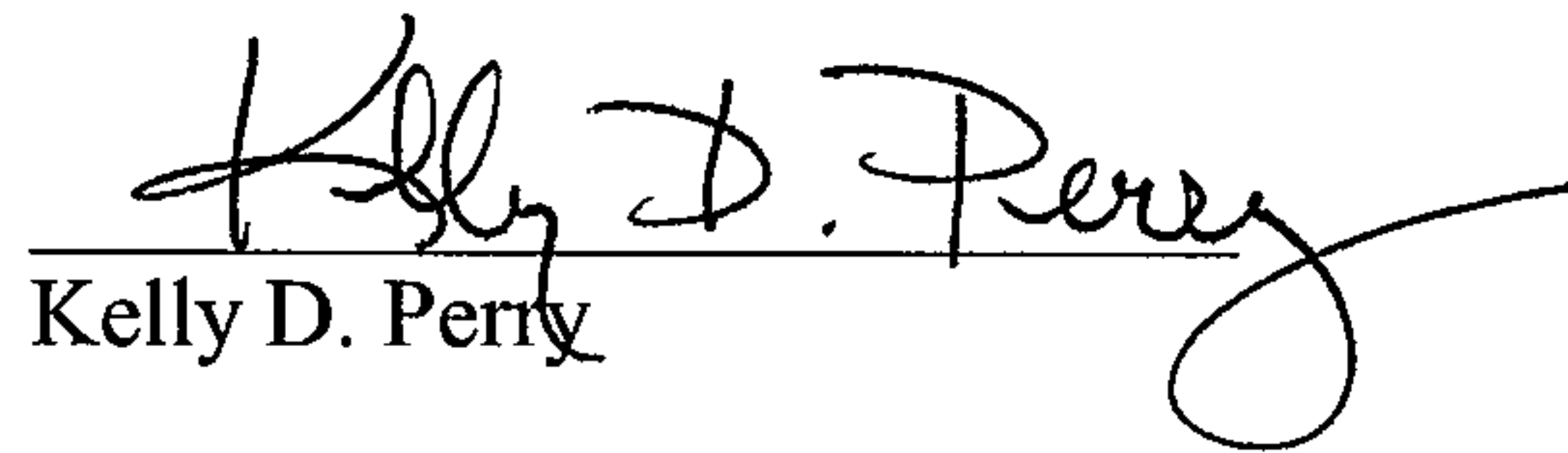
**\$199,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.**

**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and  
assigns forever.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 28 day of April, 2021.

  
John D. Perry

  
Kelly D. Perry



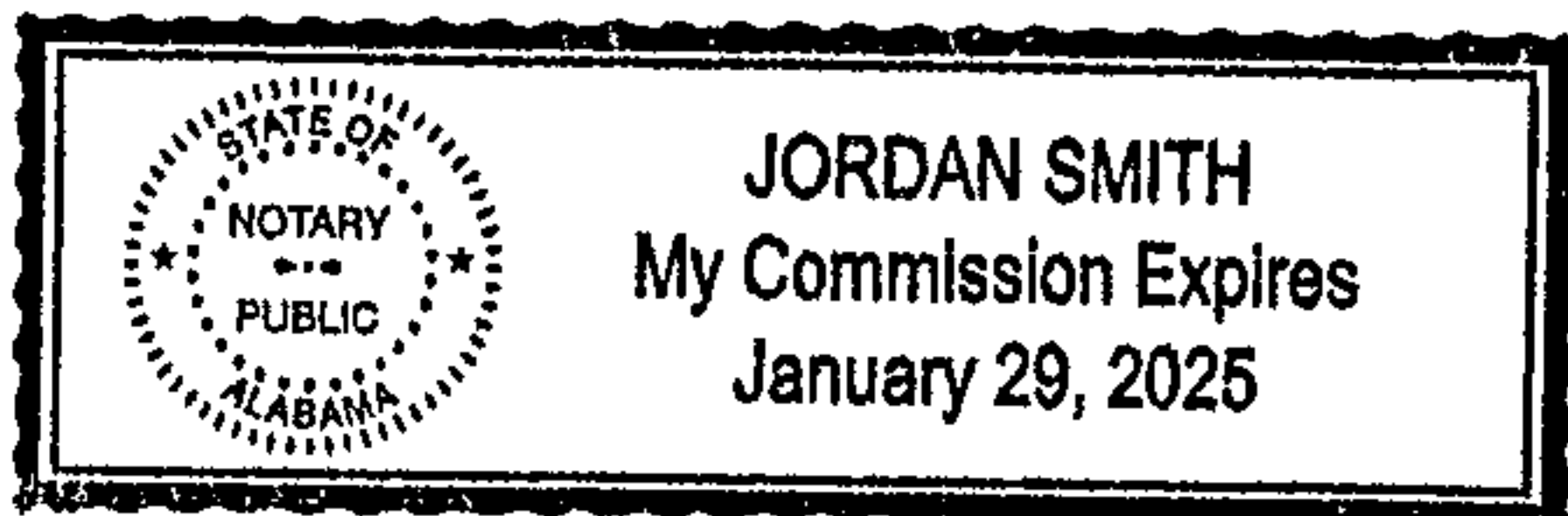
Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/04/2021 01:40:29 PM  
\$125.00 CHERRY  
20210504000222110

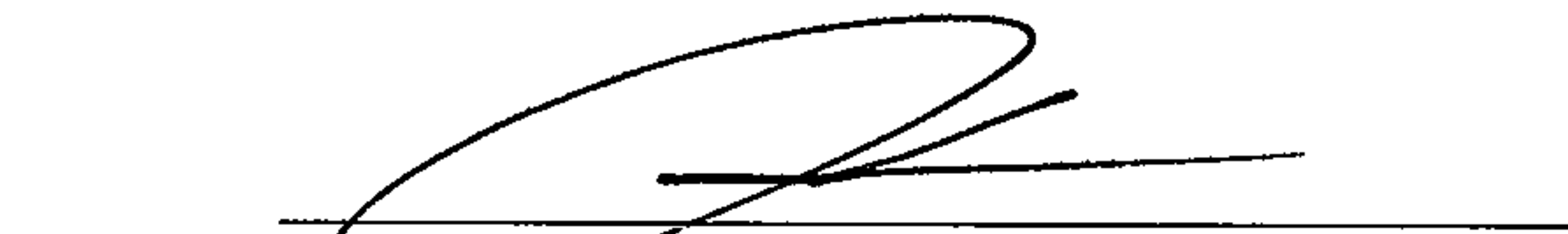
*Allie S. Bayl*

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Perry and Kelly D. Perry, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28 day of April, 2021.



  
Notary Public  
Print Name: *Jordan Smith*  
Commission Expires: *1/29/25*