

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:

Garywayne Kyle Lyles

3072 Chelsea Park Ridge

Chelsea, AL 35043

Property Address: 3072 Chelsea Park Ridge  
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Three Hundred Nineteen Thousand and No/100 -----  
----- (\$319,000.00 ) Dollars

(as evidenced by the closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is  
acknowledged, I/we, Sean Richard Kennedy and Kristin Kennedy, Husband and Wife  
(whose address is: 120 Longwater Drive, Norwell, MA 02061 )

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

Garywayne Kyle Lyles and Amy Wynette Lyles

(whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,  
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated  
herein for all purposes.

Subject to: current taxes, easements, restrictions and rights-of-way of record.


\$ 303,050.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.

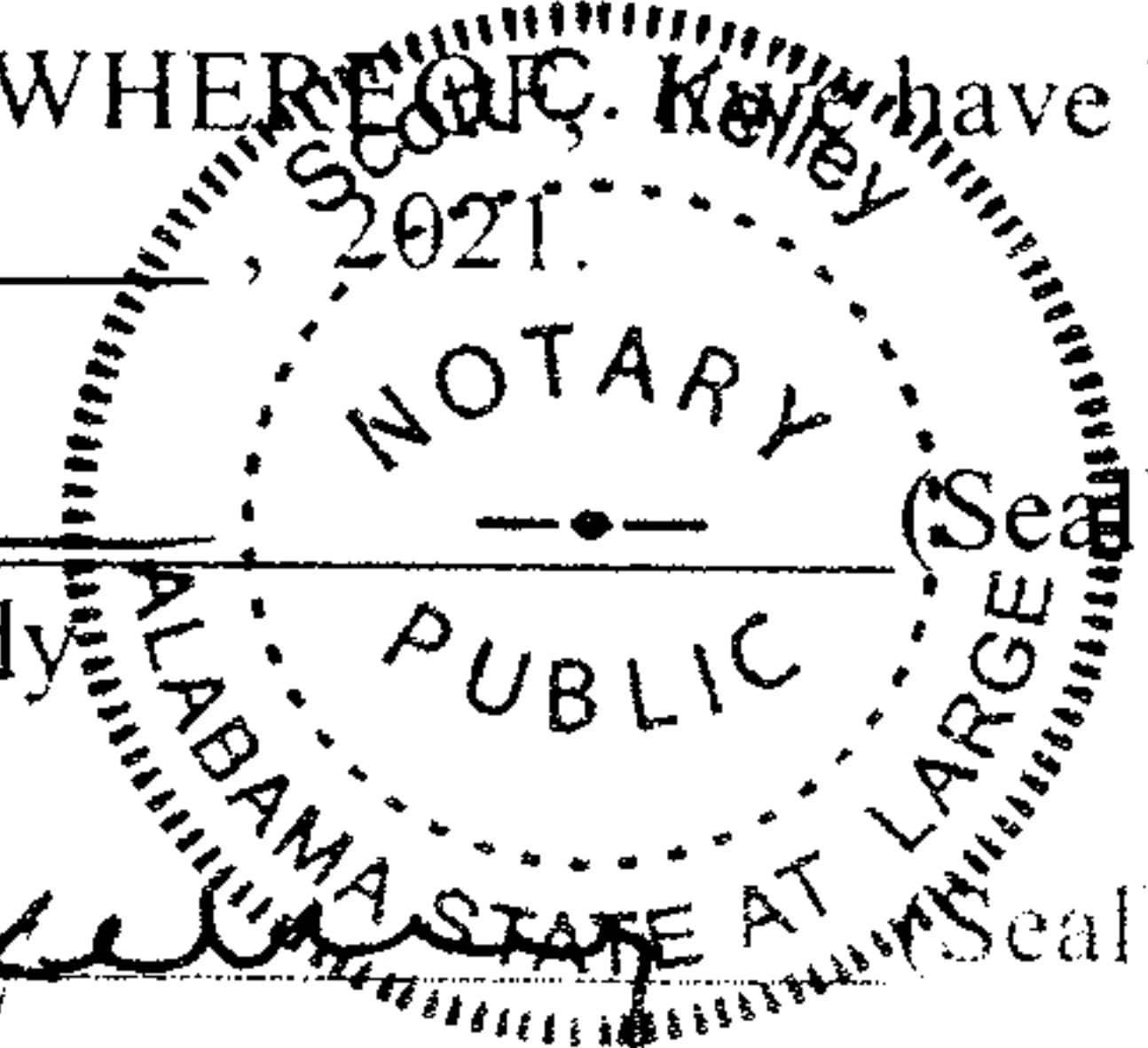
See attached Exhibit "S" which is incorporated herein for all purposes.

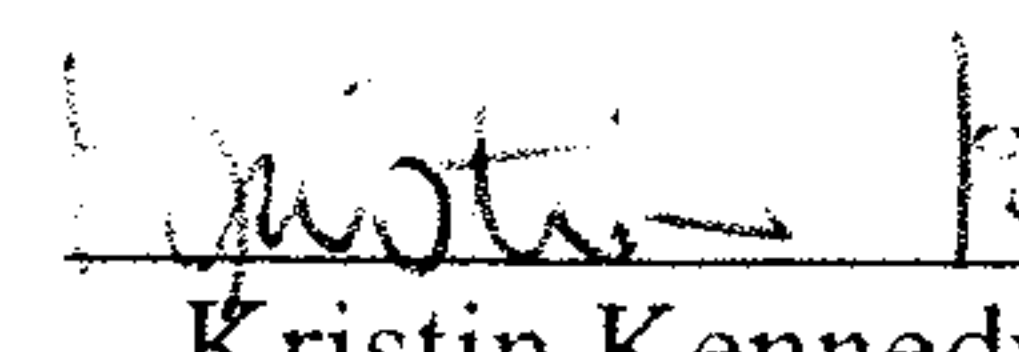
TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

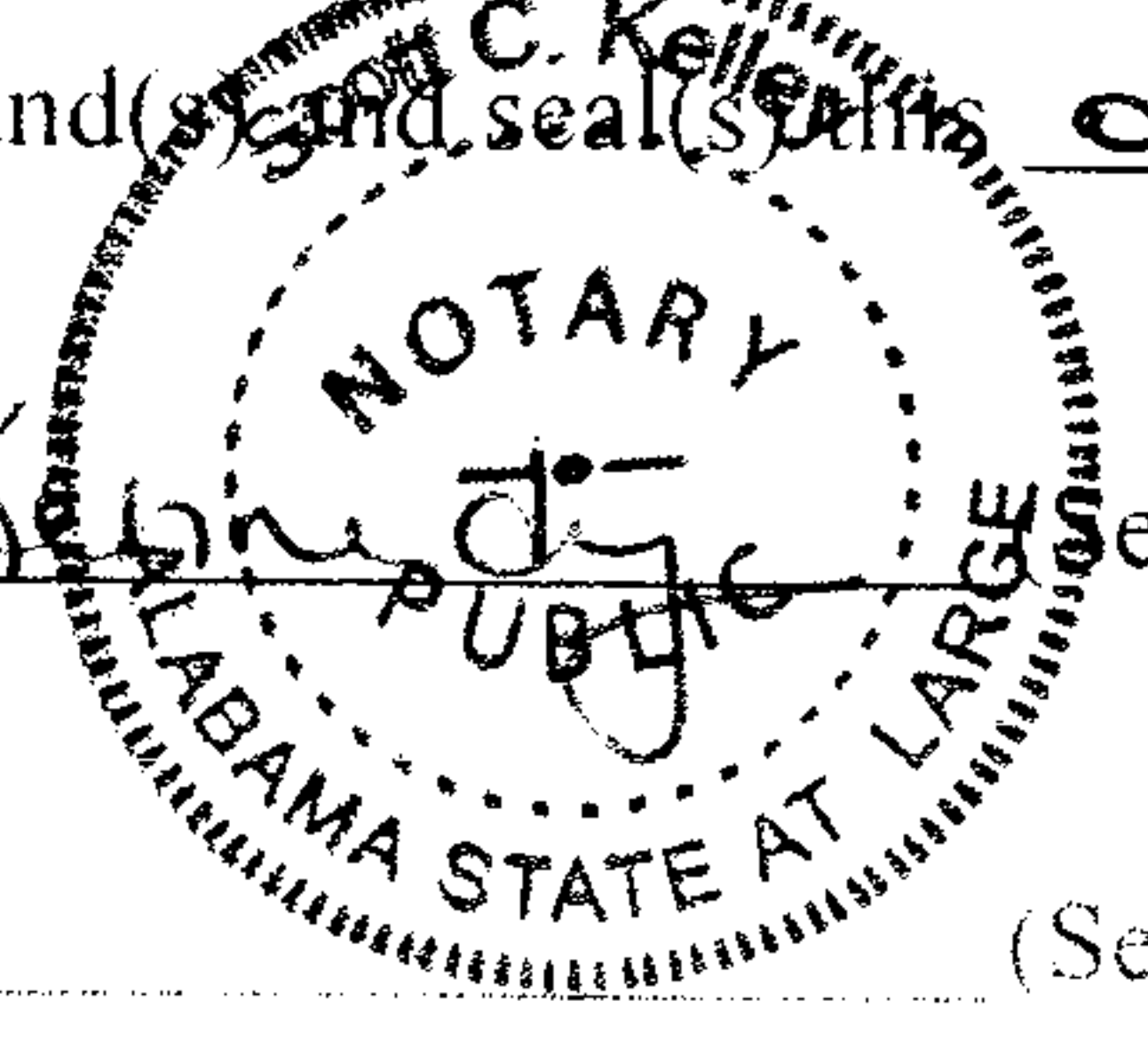
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators  
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully  
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise  
noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will  
and my (our) heirs, executors and administrators shall warrant and defend the same to the said  
GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

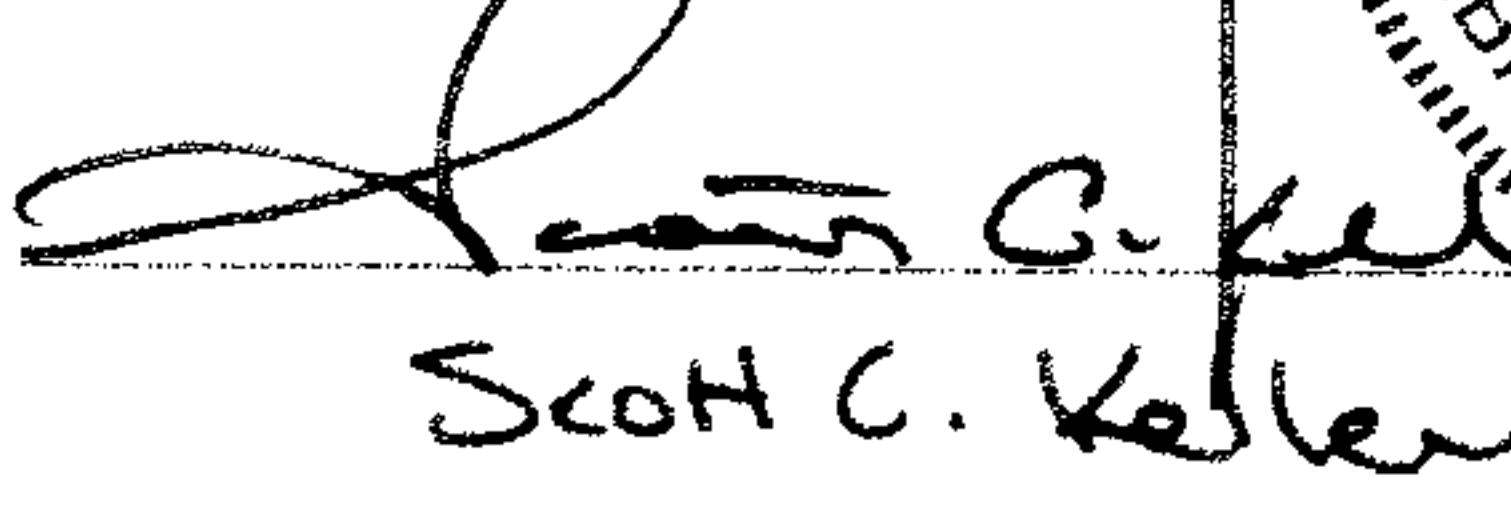
IN WITNESS WHEREOF, I, Scott C. Kelley, have hereunto set my/our hand(s) and seal(s) this 01  
day of March, 2021.

  
Sean Richard Kennedy

 (Seal)

  
Kristin Kennedy

 (Seal)

  
Scott C. Kelley

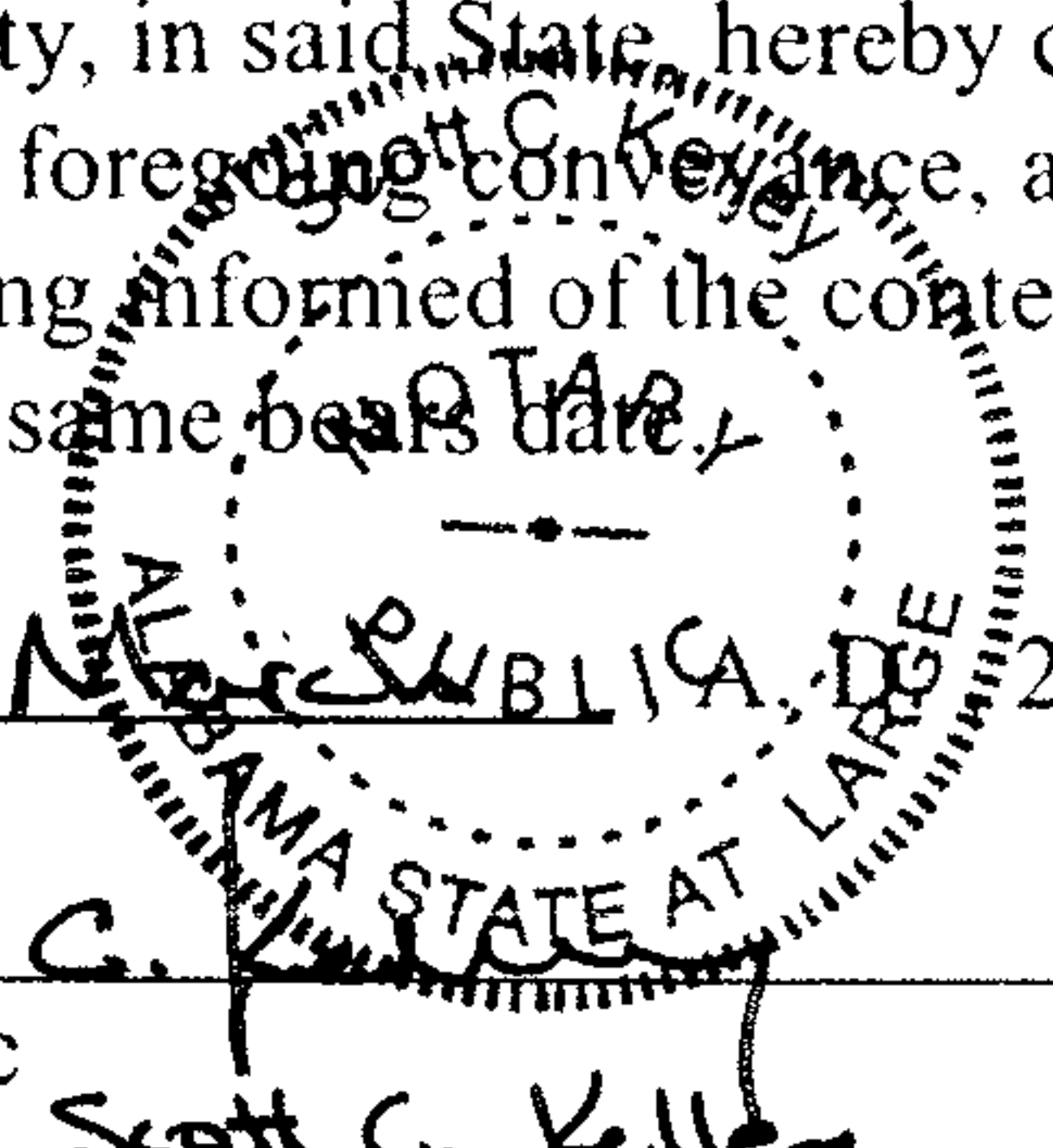
STATE OF Alabama )  
 )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Sean Richard Kennedy whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 01<sup>st</sup> day of March, A.D. 2021.

My Commission Expires: 12/19/2023

  
Notary Public  
Scott C. Kelley

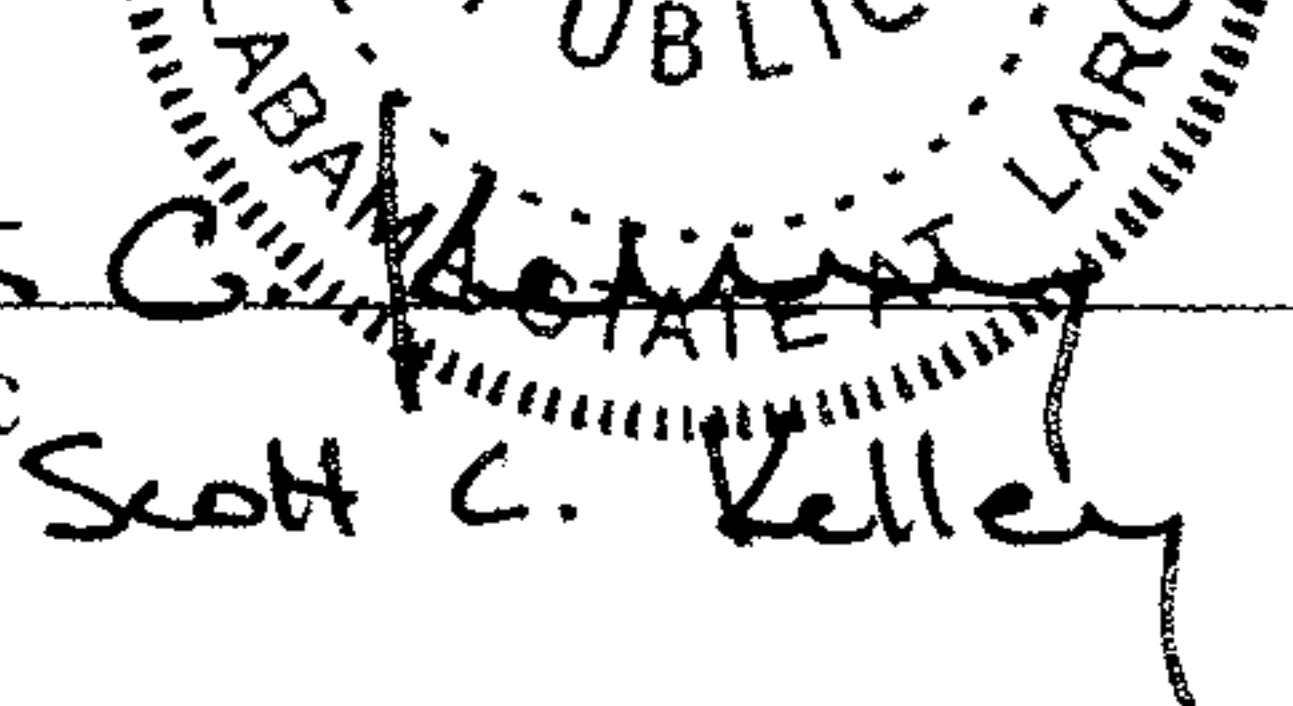
STATE OF Alabama )  
 )  
COUNTY OF Shelby )

General Acknowledgment

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

Given under my hand and official seal this 01<sup>st</sup> day of March, A.D. 2021.

My Commission Expires: 12/19/2023

  
Notary Public  
Scott C. Kelley

**20210505000224950 05/05/2021 03:52:04 PM DEEDS 3/4**  
**Exhibit "A"**

**Attached Legal Description**

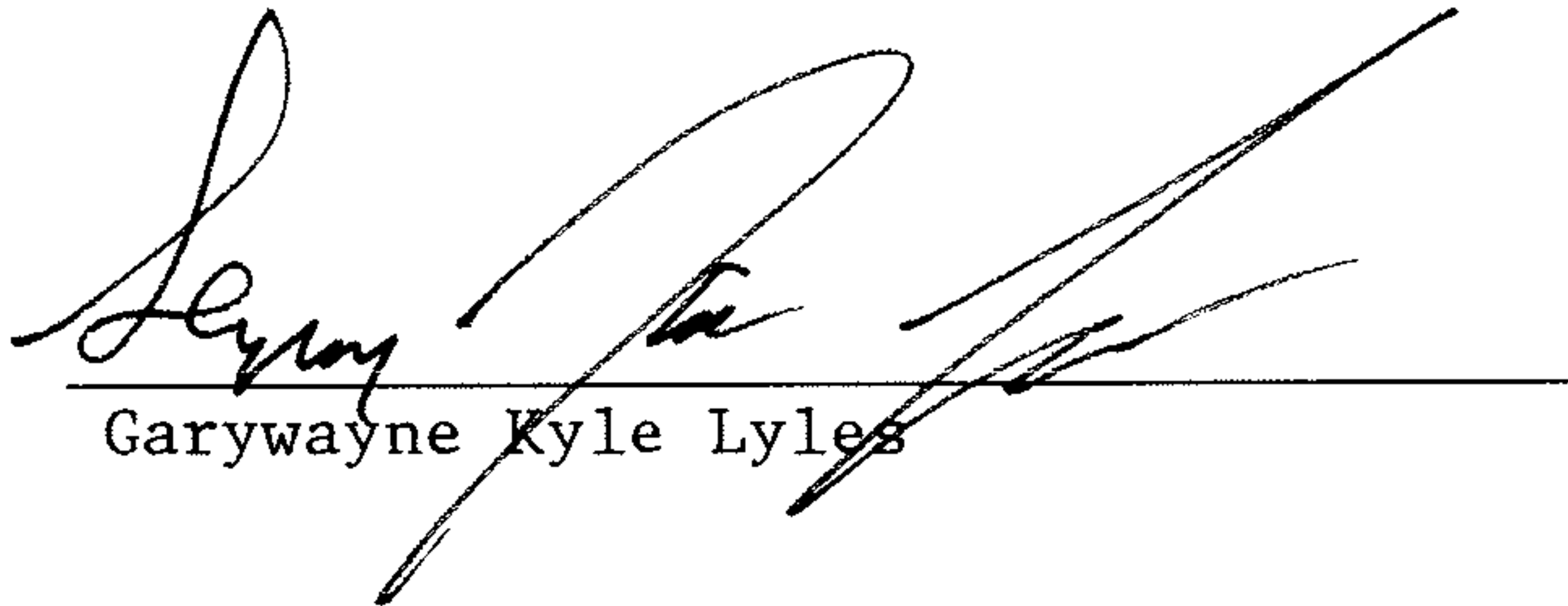
Lot 33, according to Survey of Chelsea Park 4th Sector, as recorded in Map Book 34, Pages 147A and 147B, in the Probate Office of Shelby County, Alabama.

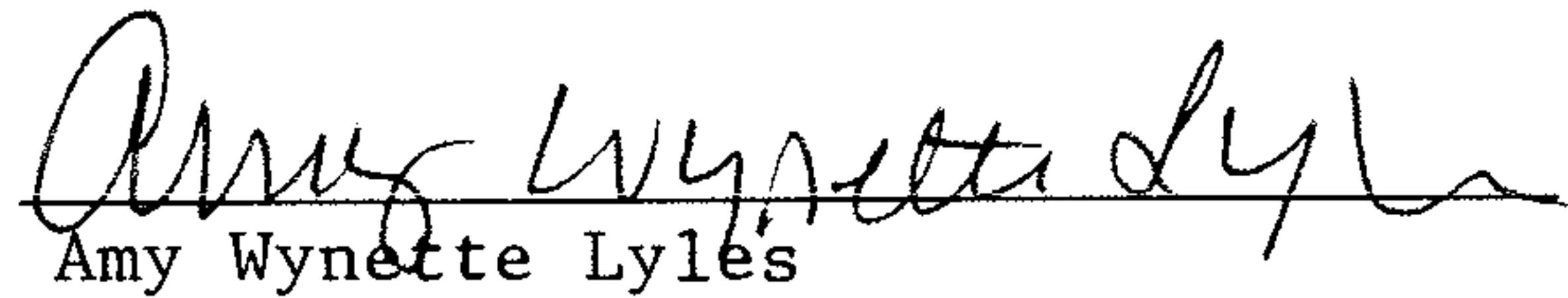
Together with nonexclusive easement to use the Common Area as more particularly described in the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument No. 20050425000195430, Supplementary Declaration as recorded in Instrument 20151230000442840, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declarations").

Subject to: all easements, restrictions, reservations and rights of way of record.

EXHIBIT "S"

It is the purpose and intent of this Exhibit to alter the Grantee's form of ownership to Joint Tenants with Right of Survivorship. Unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

  
Garywayne Kyle Lyles

  
Amy Wynette Lyles



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/05/2021 03:52:04 PM  
\$47.00 JOANN  
20210505000224950

