

Send tax notice to:
JOSEPH TUBBS
254 FAIRBANK WAY
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

2021340T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Two Thousand and 00/100 Dollars (\$282,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JESSICA DEBORD and ANDREW DEBORD, WIFE AND HUSBAND** whose mailing address is: 321 Chesser Plantation Lane Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **JOSEPH TUBBS and SHEA TUBBS** whose property address is: **254 FAIRBANK WAY, 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 6-101, according to the Survey of Chelsea Park, Sixth Sector, as recorded in Map Book 37, Page 13, 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 Park, Sixth Sector, as recorded in Map Book 37, Page 13, 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.
4. Easement Agreement recorded in Instrument #20040816000457750.
5. Easement in favor of Alabama Power Company recorded in Instrument #20050203000056190.
6. Articles of Incorporation of Chelsea Park Homeowners Association, Inc., recorded in Instrument #20050714000353260.
7. Covenants, Conditions and Restrictions recorded in Instrument #20041014000566950; Instrument #20041014000566970; Instrument #20051222000659740 and Instrument #2006072000351160.

\$267,900.00 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.

7 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of May, 2021.

Jessica Debord

JESSICA DEBORD

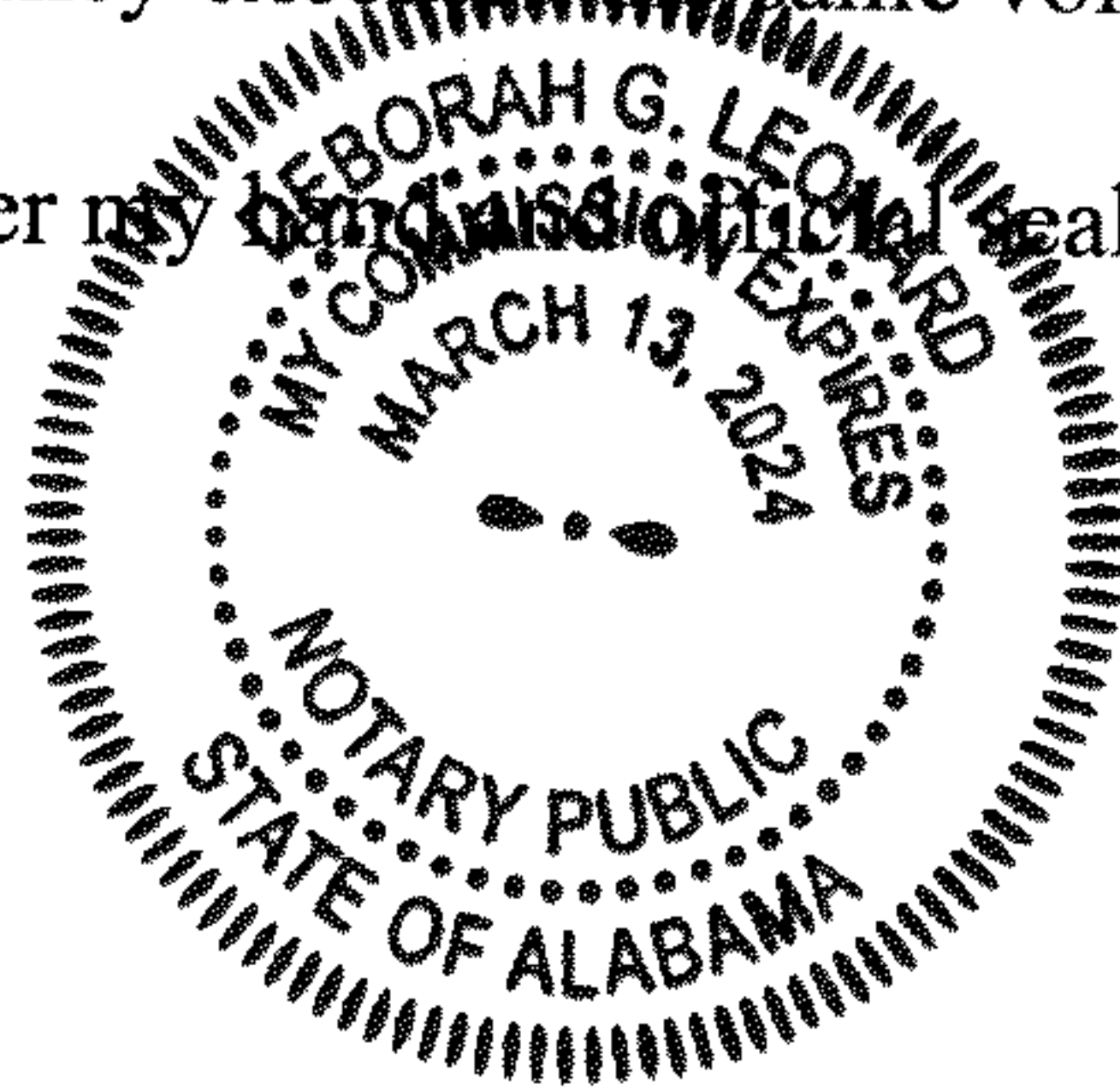
Andrew Debord

ANDREW DEBORD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANDREW DEBORD 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 4 day of May, 2021.



Deborah G. Leonard

Notary Public

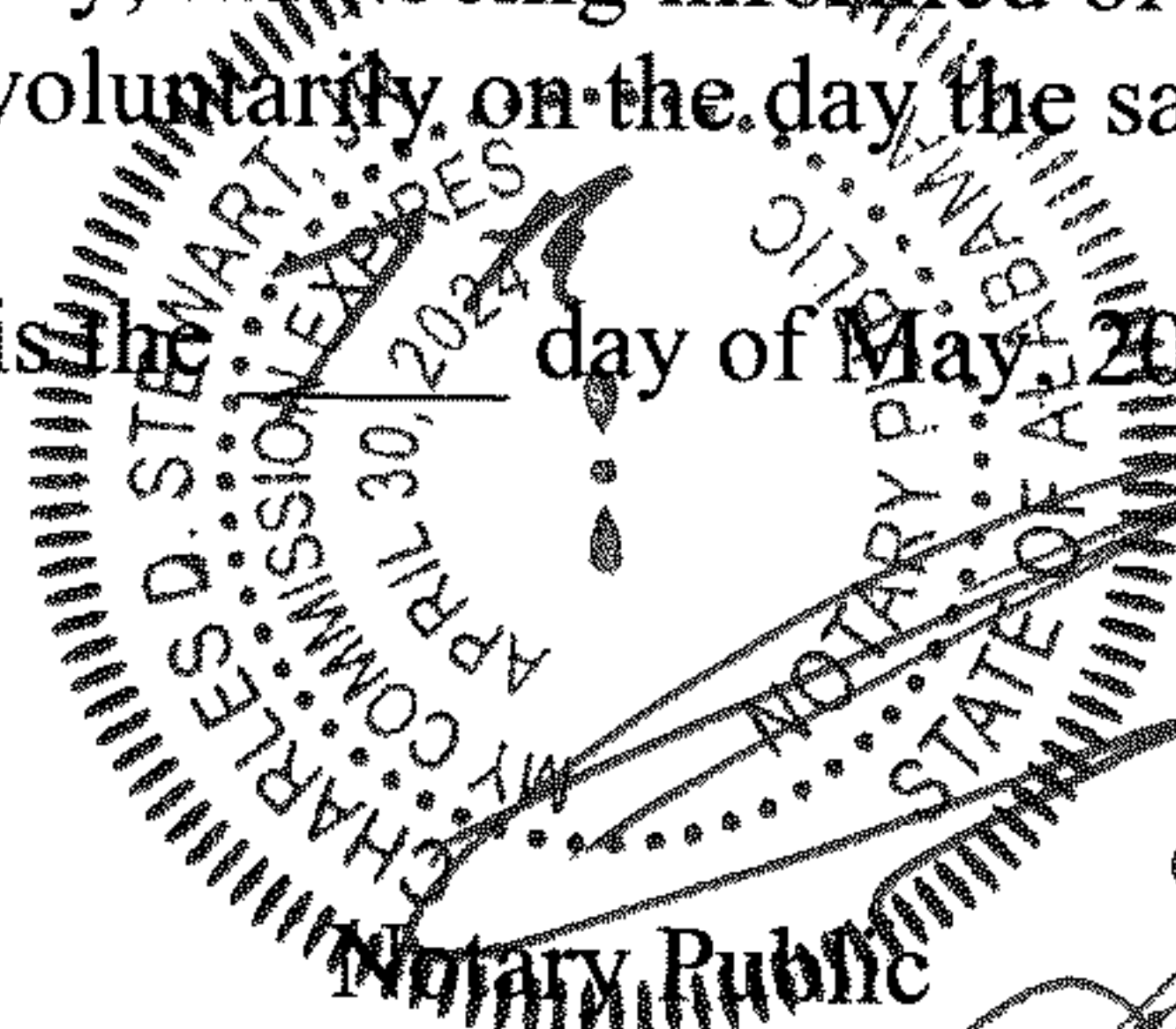
Print Name:

Commission Expires:

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JESSICA DEBORD 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 4 day of May, 2021.



Charles D. Stewart

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
05/11/2021 10:48:33 AM
\$39.50 CHERRY
20210511000233260

Allie S. Beal