

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
JOHN H. CRAFT

1076 SPRINGFIELD DRIVE
CHELSEA, AL 35043

20210716000346960
07/16/2021 02:19:40 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$255,000.00)* to the undersigned Grantors, JOSEPH BRIEN MARTIN and wife, KRISTIN RICHARDSON MARTIN, (hereinafter referred to as Grantors, whose mailing address is 420 TAYLORS WAY, MOODY, AL 35004, in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JOHN H. CRAFT (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7-249, according to the Plat of Chelsea Park 7th Sector, as recorded in Map Book 37, Page 120, 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, executed by the Granter and filed for record as Inst# 20041014000566950 in the Probate Office of Shelby County Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Granter and Chelsea Park Residential Association, Inc., and recorded as Inst# 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Property address: 1076 SPRINGFIELD DRIVE, CHELSEA, AL 35043

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Real Estate Sales Validation Form

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.
5. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Plat of Chelsea Park 7th Sector, recorded in Map Book 37, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Articles of Incorporation of The Chelsea Park Improvement District Three as recorded in Inst# 20050209000065540 and Notice of Final Assessment of District Three as recorded in Inst# 20050209000065540.
7. Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by Granter and filed for record as Inst# 20041014000566960.

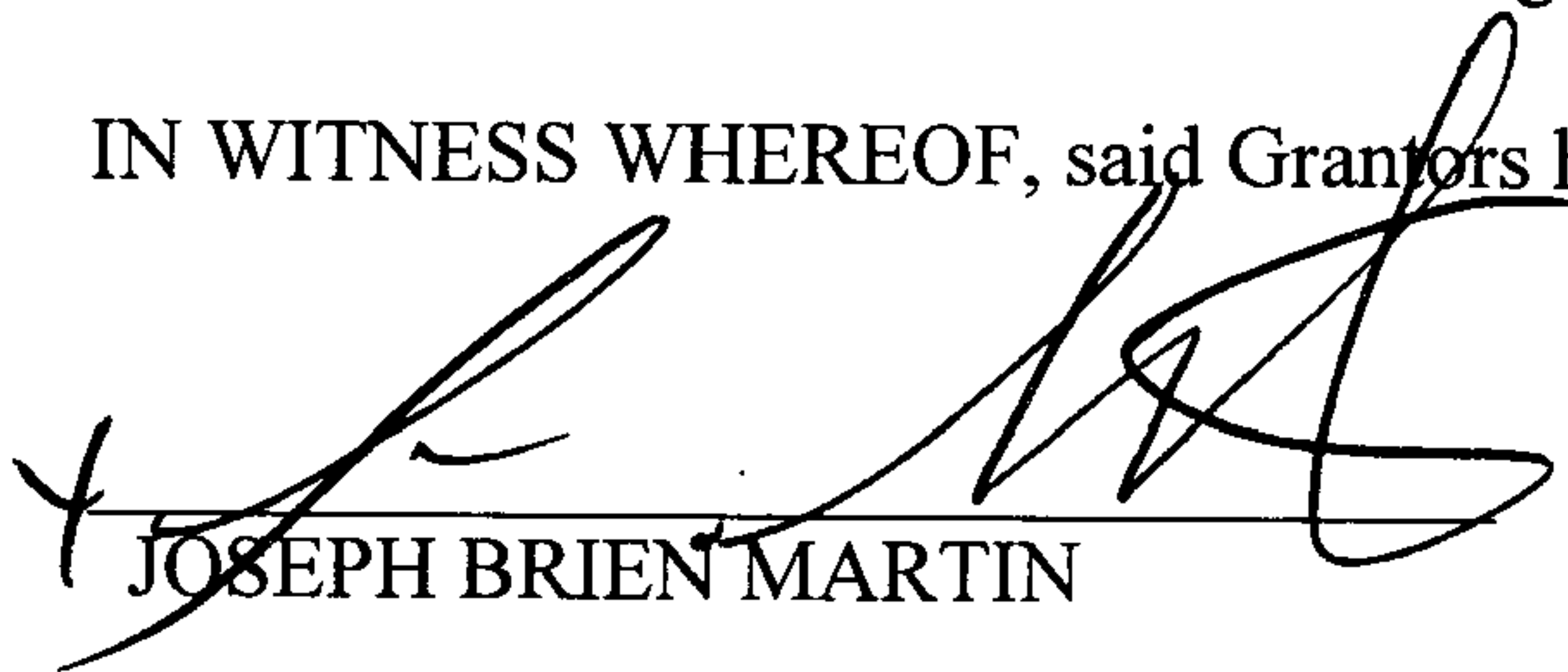
8. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Inst# 20061229000634390 in Probate Office.
9. Release of damages as recorded in Inst# 20061229000634390, as recorded in the Probate Office of Shelby County, Alabama.
10. Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Granter and Chelsea Park Residential Association, Inc. and recorded as Inst# 20061229000634370, in the Probate Office of Shelby County, Alabama.
11. Easement to BellSouth Telecommunications, Inc. as recorded in Instr# 20060630000315710, in the Probate Office of Shelby County, Alabama.

\$204,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and 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, said Grantors have hereunto set their hand and seal this the 16th day of July, 2021.


JOSEPH BRIEN MARTIN


KRISTIN RICHARDSON MARTIN

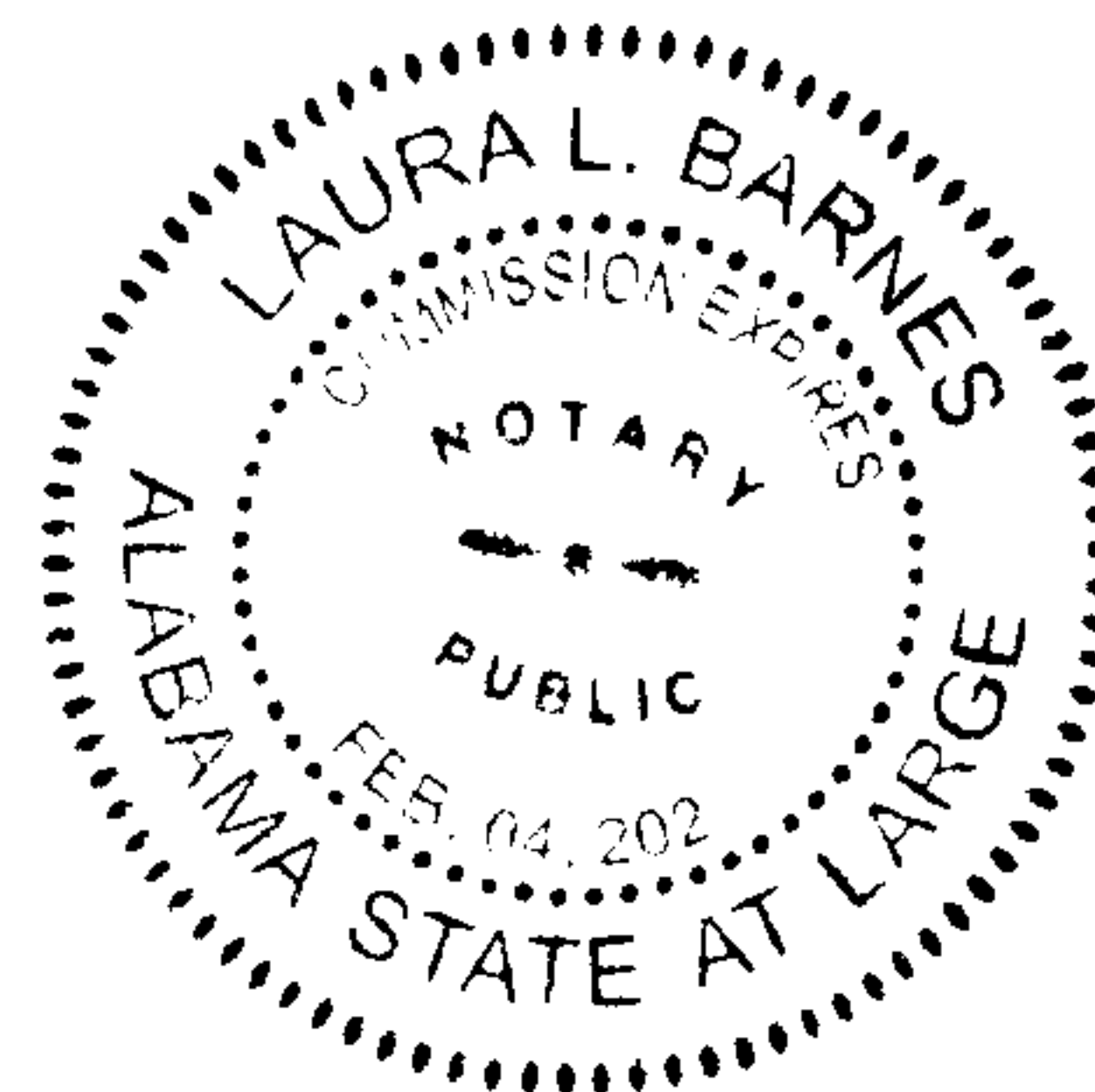
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOSEPH BRIEN MARTIN and KRISTIN RICHARDSON MARTIN, 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 the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2021.


NOTARY PUBLIC

My Commission Expires: 2/4/2024



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: JOSEPH BRIEN MARTIN and
KRISTIN RICHARDSON
MARTIN

Grantee's Name: JOHN H. CRAFT

Mailing Address: 1076 SPRINGFIELD DRIVE
CHELSEA, AL 35043
Property Address: 1076 SPRINGFIELD DRIVE
CHELSEA, AL 35043

Mailing Address: 1076 SPRINGFIELD DRIVE
CHELSEA, AL 35043
Date of Sales: July 16th, 2021
Total Purchase Price: (\$255,000.00)

Actual Value: \$ _____

OR

Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

_____ Bill of Sale	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>X</u> _____ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address- provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available. Date of Sale- the date on which interest to the property was conveyed.

Total purchase price -the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: July 16th, 2021

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2021 02:19:40 PM
\$79.00 JOANN
20210716000346960

Alexis Barnes

Barnes & Barnes Law Firm, P.C. File No. 21-2394