



20210719000348310 1/2 \$310.00
Shelby Cnty Judge of Probate, AL
07/19/2021 10:37:15 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty - Five Thousand and no/100 Dollars (\$285,000.00)** and other valuable considerations to undersigned Grantor in hand paid by Grantee herein, the receipt whereof, is hereby acknowledged, I **Jason Watters, and Elizabeth Watters, as husband and wife** (herein referred to as Grantor), hereby Grant, Bargain, Sell and Convey unto **AVHS AL I LLC, a Delaware limited liability company** (herein referred to as Grantee), its successors and assigns, the following described Real Estate, situated in the County of **Shelby**, and State of Alabama to-wit:

Lot 4—18, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, page 147A and 147B, 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 Grantor and filed for record as Inst. No. 20041014000566950 in the Probate of Shelby County, Alabama and Declaration of Covenants Conditions and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Assoc., Inc., and recorded in Inst. No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Inst. 20040816000457750, in the Probate Office of Shelby County, Alabama.

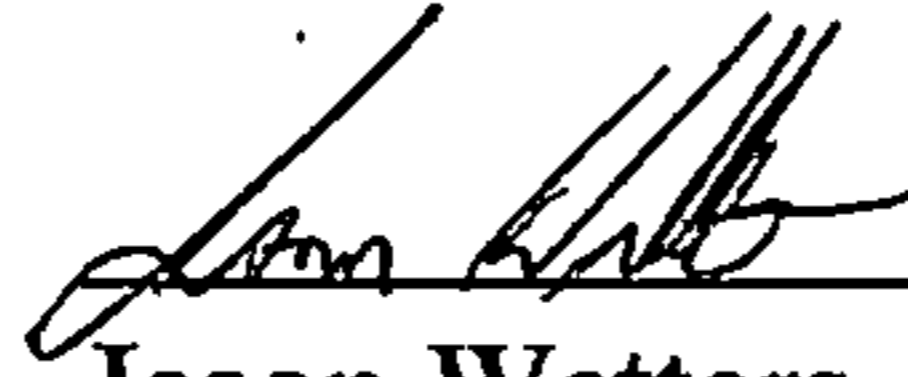
This conveyance and the warranties hereinafter contained are made subject to any and all easements, conditions, restrictions, covenants, rights of way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

*Pursuant to Code of Alabama (1975) Section 40-22-1 as amended, the preparer of this conveyance represents that:
The Grantor's mailing address is: 5214 Jones Cove, Trussville, AL 35173
The Grantee's mailing address is: 16810 Kenton Drive Suite 180, Huntersville, NC 28078
The address of the within conveyed property is: 3006 Chelsea Park Ridge, Chelsea, AL 35043
The date of this conveyance is as appears below.
The total purchase price is \$285,000.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:
 Bill of Sale Sales Contract Closing Statement Appraisal Other*

TO HAVE AND TO HOLD the aforegranted premises to the said GRANTEE, its successors and assigns **FOREVER**.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 29 day of June, 2021.



Jason Watters

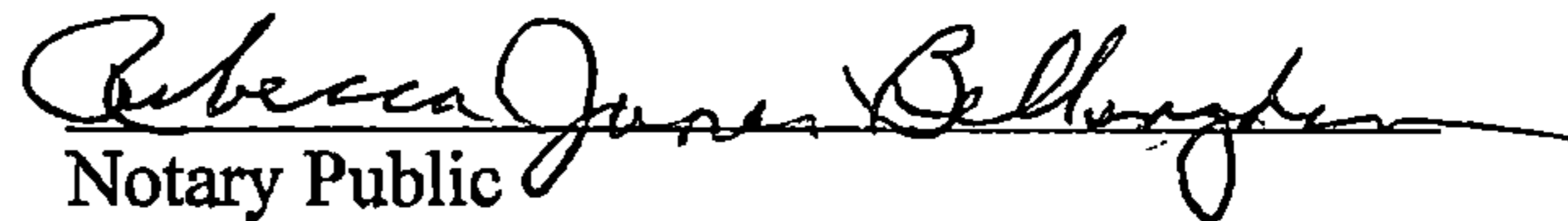


Elizabeth Watters

State of Alabama
Montgomery County

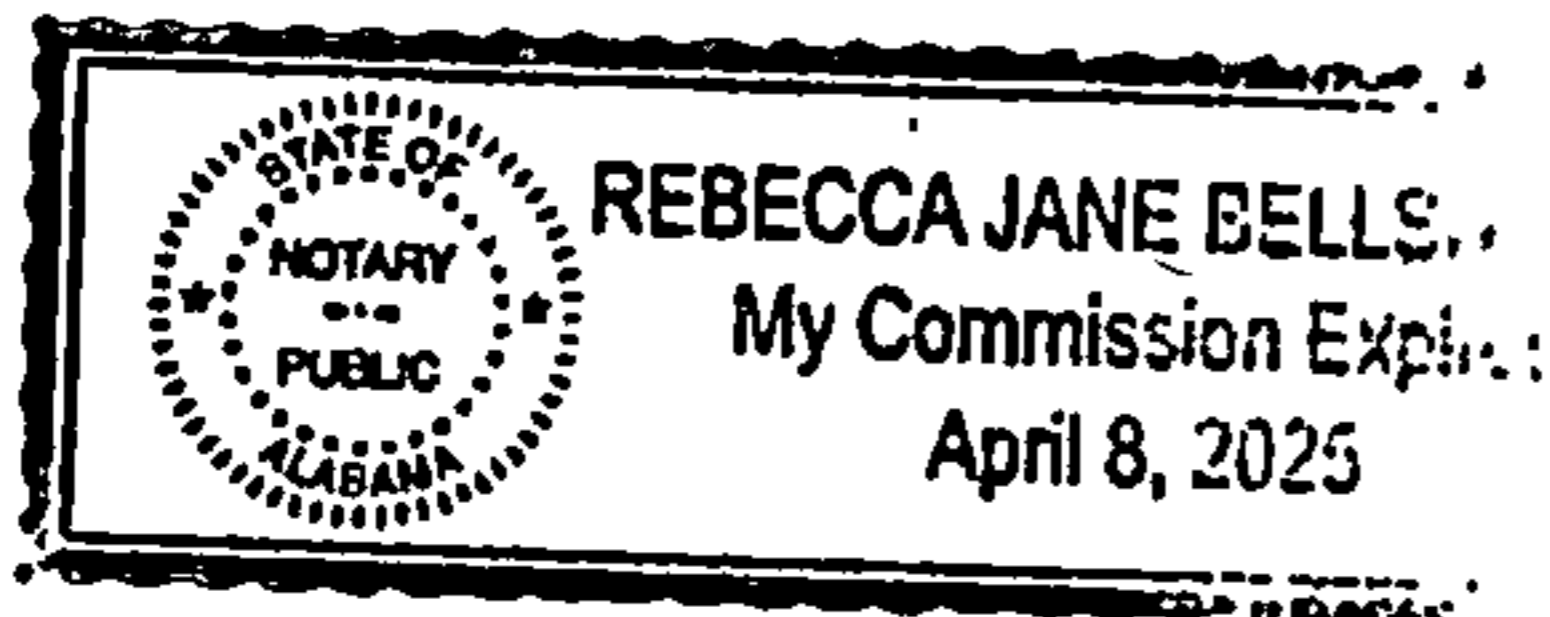
I, the undersigned authority, a Notary Public in and for said State at Large hereby certify that Jason Watters and Elizabeth Watters whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24 day of June, 2021.



Notary Public

My commission expires: 04/08/2025
(AFFIX SEAL)



Prepared by:
Kristi C. Fuller Esq.
8325 Crossland Loop
Montgomery, AL 36117
File No.: 21-633