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07/29/2021 08:49:07 AM

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

DEEDS 1/2

Send Tax Notice To:  
Ashley Jane Wilks  
319 Crossbridge Rd.  
Chelsea, AL 35043

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifteen Thousand Dollars and No Cents (\$315,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Juan Gonzalez, a single man, whose mailing address is:**

**10010 Gil JR Lane, Houston, Texas 77075**

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

**Ashley Jane Wilks, whose mailing address is: 144 Fern Street, Irondale, AL 35210**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 319 Crossbridge Rd., Chelsea, AL 35043** to-wit:

Lot 7-147, 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; being situated in Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Area 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 Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and 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").

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

\$250,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 23rd day of July, 2021.

Juan Gonzalez

Juan Gonzalez

State of Florida

County of Seminole

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Juan Gonzalez, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. He produced Texas Driver License for Identification. Given under my hand and official seal this the 21st day of July, 2021.

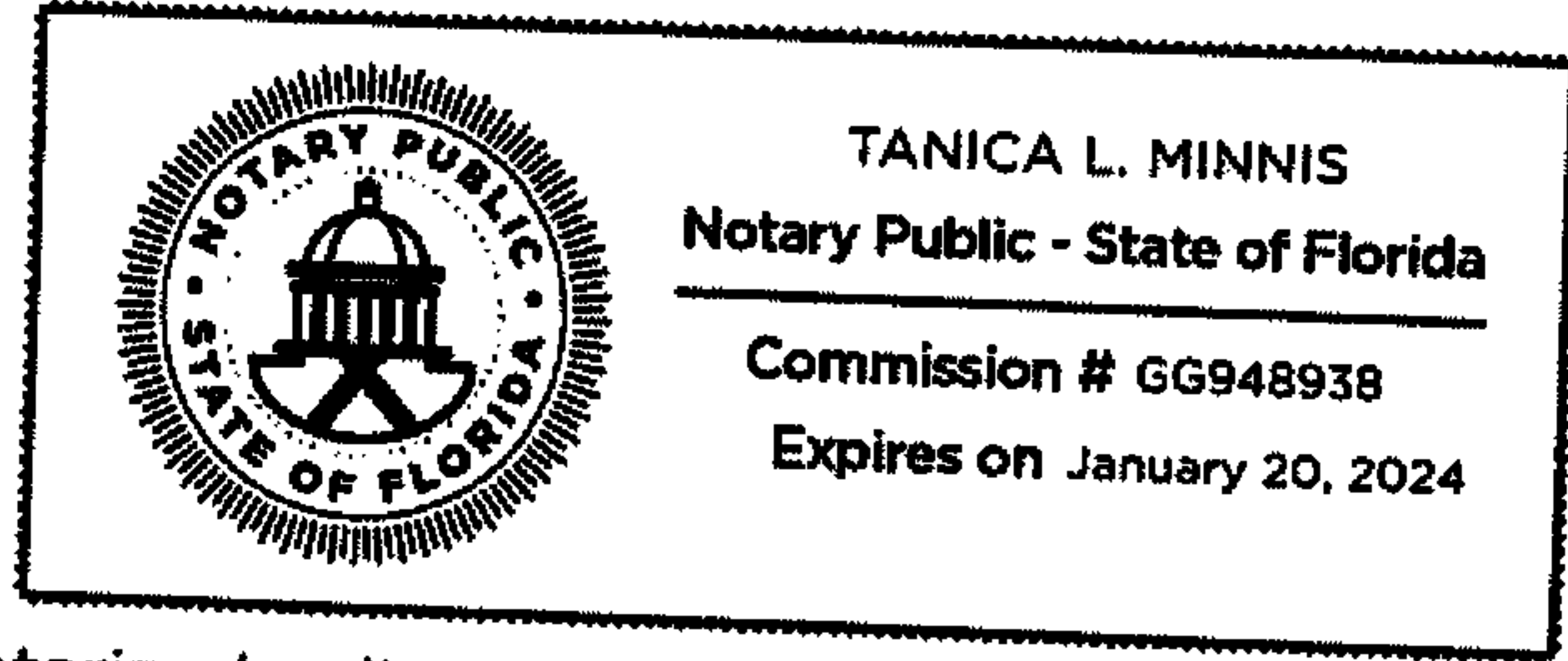
Tanica L. Minnis

Notary Public, State of Florida

Tanica L. Minnis

Printed Name of Notary

My Commission Expires: 01/20/2024



Notarized online using audio-video communication



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2021 08:49:07 AM  
\$90.00 CHERRY  
20210729000365950

Allie S. Boyd