

20210803000373970
08/03/2021 10:04:11 AM
DEEDS 1/2

Send tax notice to:
Matthew and Nancy McCurry
388 Crossbridge Road
Chelsea, AL 35043
CHL2100229

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Fourteen Thousand and 00/100 Dollars (\$414,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **James R. Speaks and Kaitlyn A. Speaks, husband and wife**, whose mailing address is: **PO Box 92, Chelsea, AL 35043** (hereinafter referred to as "Grantor"), by **Matthew B. McCurry and Nancy McCurry, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7-179, according to the Survey of Chelsea Park 7th Sector, Third Addition, Grayson Place Neighborhood, as recorded in Map Book 48, Page 95, in the Probate Office of Shelby County, Alabama

Together described in with the the Declaration nonexclusive of easement Easements to and use the Master Common Protective Areas as Covenants more of particularly Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the and Probate Restrictions Office of for Shelby Chelsea County, Park Alabama 7th and Sector the filed Declaration record of as Covenants, Instrument Conditions No Restrictions 20061229000634370, for Chelsea and Park Supplementary. 7th Sector Declaration as of recorded Covenants, in Instrument Conditions and No. collectively 20151230000442850 referred to as (which, the together "Declaration")

Property Address: 388 Crossbridge Road, Chelsea, AL 35043

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.

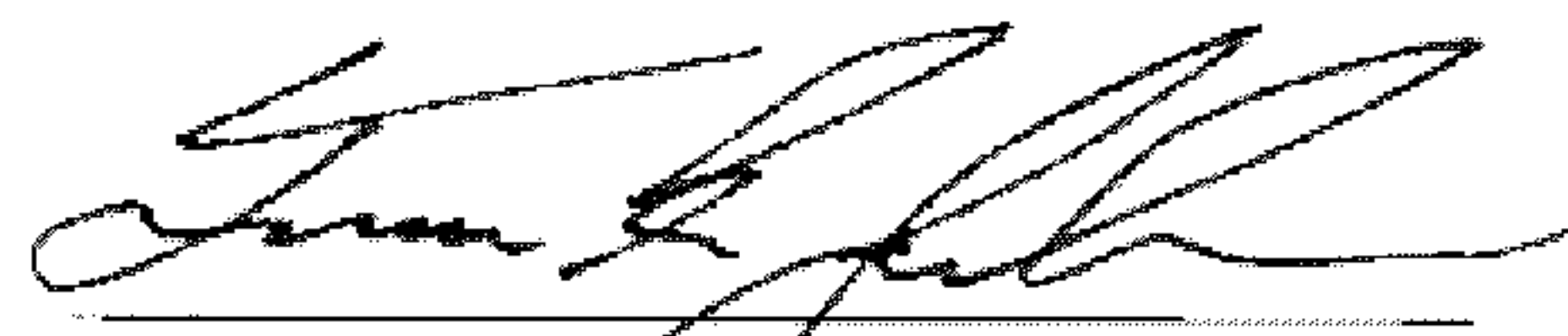
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

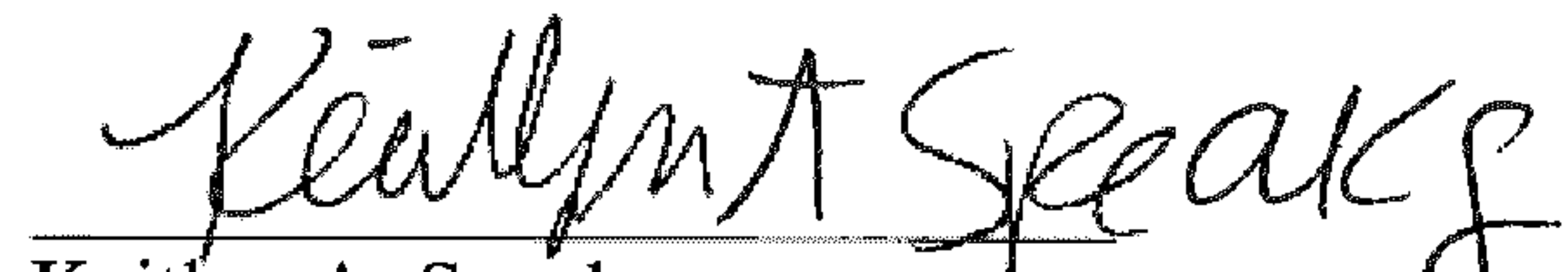
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, 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, Grantor has set his/her signature and seal on this, the 29th day of July, 2021.

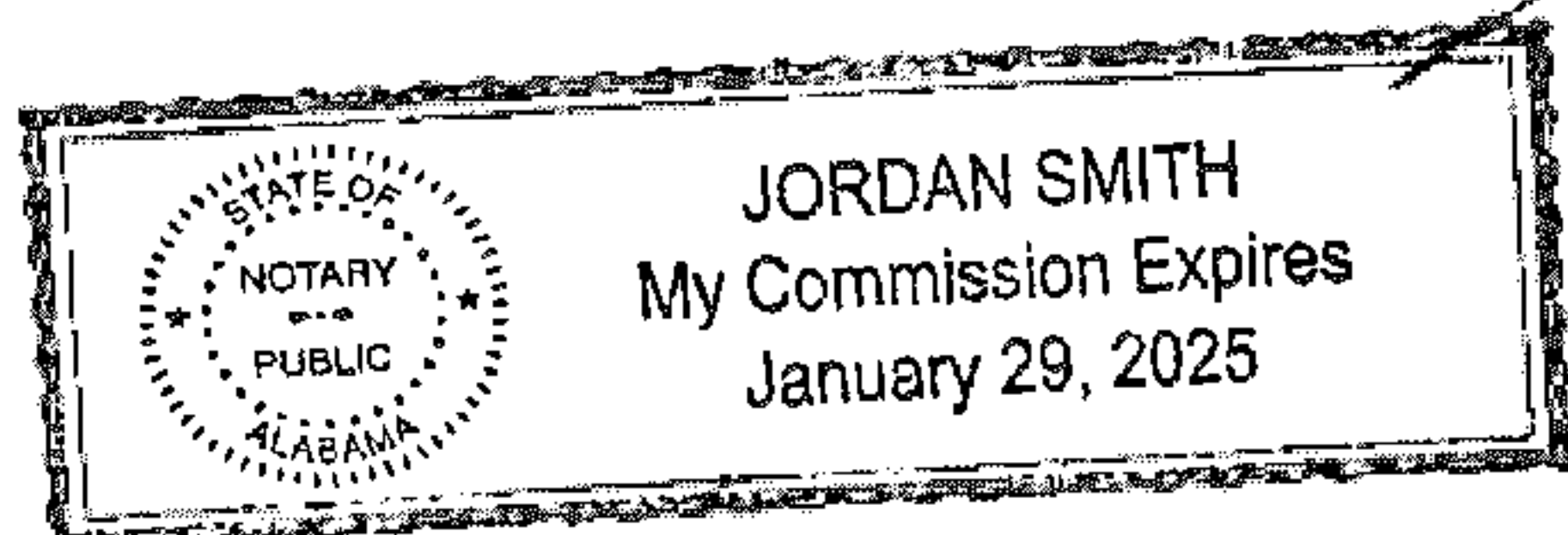

James R. Speaks

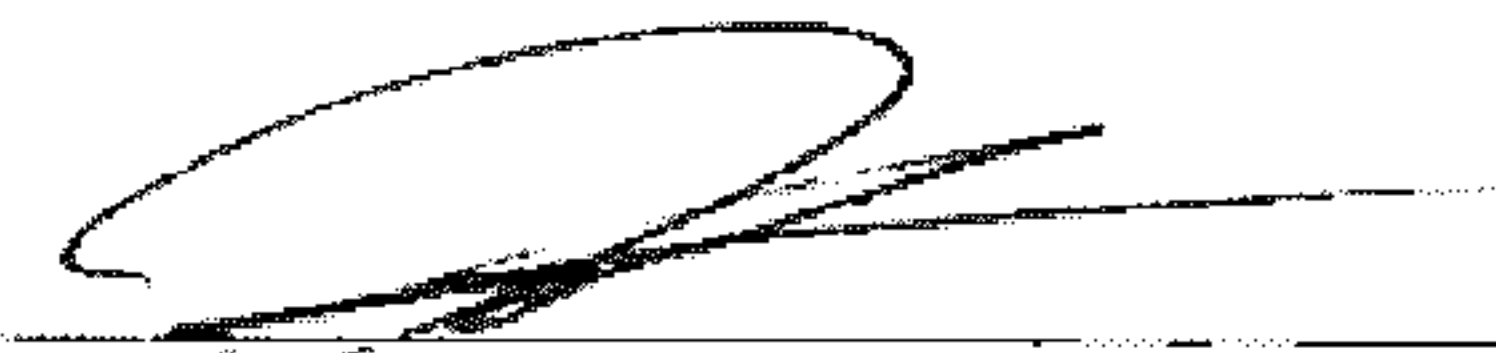

Kaitlyn A. Speaks

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Speaks and Kaitlyn A. Speaks, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29th day of July, 2021.




Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 10:04:11 AM
\$439.00 CHERRY
20210803000373970

Allen S. Bayl