



20210823000410260 1/2 \$98.00
Shelby Cnty Judge of Probate, AL
08/23/2021 01:52:56 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred thirty five thousand and no/100 dollars (\$235,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Alastair James Muir Taylor (Grantor) whose address is 2801 Saddlecreek Trail, Birmingham, Alabama 35242 does grant, bargain, sell and convey unto Katie Wilson Geiger (Grantee) whose address is 4936 Hawthorne Place, Chelsea, Alabama 35043, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6-35, according to the Plat of Chelsea Park 6th Sector, 6th Addition, as recorded in Map book 43, Page 60, 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 Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration") aka 4936 Hawthorne Place, Chelsea, Alabama 35043

SUBJECT TO:

Ad valorem taxes due October 01, 2021.

Easement agreement as recorded in Inst. No. 20040816000457750, in Probate Office.

Conservation easement and Declaration of Restrictions and Covenants as recorded in Inst. No. 20041228000703990, in Probate Office.

Covenants, conditions and restrictions as recorded in Inst. No. 20041014000566950; Inst. No. 20041014000566970 and Inst. No. 20041026000590790 and amended in Inst. No. 20060720000351160, in Probate Office.

Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page 111, in Probate Office.

Easement as recorded in Inst. No. 20040120000033550, in Probate Office.

Release of damages as recorded in Inst. No. 20040922000521690, in Probate Office.

Right of way easement as recorded in Inst. No. 2000-4454, in Probate Office.

Easement as recorded in Deed Book 253, Page 324, in Probate Office.

Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Inst. No. 20050203000056200, in Probate Office.

Distribution easement to Alabama Power Company as recorded in Inst. No. 20050203000056210, in Probate Office.

Declaration of Restrictive Covenants as recorded in Inst. No. 20030815000539670, in Probate Office.

Easement to Town of Chelsea as recorded in Inst. No. 20040107000012460, in Probate Office.

Conservation easement and restrictive covenants as recorded in Inst. No. 20031222000822880 and Inst. No. 20041228000703980, in Probate Office.

Restrictive covenants as recorded in Inst. No. 20060720000351160, in Probate Office.

Title to mineral and mining rights and privileges belonging thereto as recorded in Deed Book 244, Page 587; Inst. No. 1997-9552 and Inst. No. 2000-94450 and corrected in Inst. No. 2001-27341, in Probate Office.

\$162,000.00 of the consideration was paid from the proceeds of a purchase money mortgage loan.

The property conveyed does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said **Grantee** her heirs, successors and assigns forever.



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And said Grantor does for himself, his heirs, successors, assigns, and personal representatives covenant with said Grantee, her heirs and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the same Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor have caused this conveyance to be executed this the 19th day of August, 2021.


ALASTAIR JAMES MUIR-TAYLOR

State of Alabama)
Jefferson County)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Alistair James Muir-Taylor, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 19th day of August, 2021.


Notary Public
Commission Expires 11/09/22

This instrument prepared by:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205-879-3400
File 221247

Send tax notice to:
Katie Wilson Geiger
4936 Hawthorne Place
Chelsea, Alabama 35043
09-7-36-1-008-022-000

