

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB692

2016 Preston Ln
Chelsea, AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eight Thousand and 00/100 Dollars (\$208,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Christopher C. Cairnes and Anne Rae Cairnes, a married couple** whose mailing address is: 208 Branch Dr. Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kimbery Ann Haywald** whose mailing address 2016 Preston Ln, Chelsea, AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 2016 Preston Lane, Chelsea, AL 35043

Lot 6-132, according to the Survey of Chelsea Park, 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument No. 20041014000566950 and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector as recorded in Instrument No. 20111130000360960 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

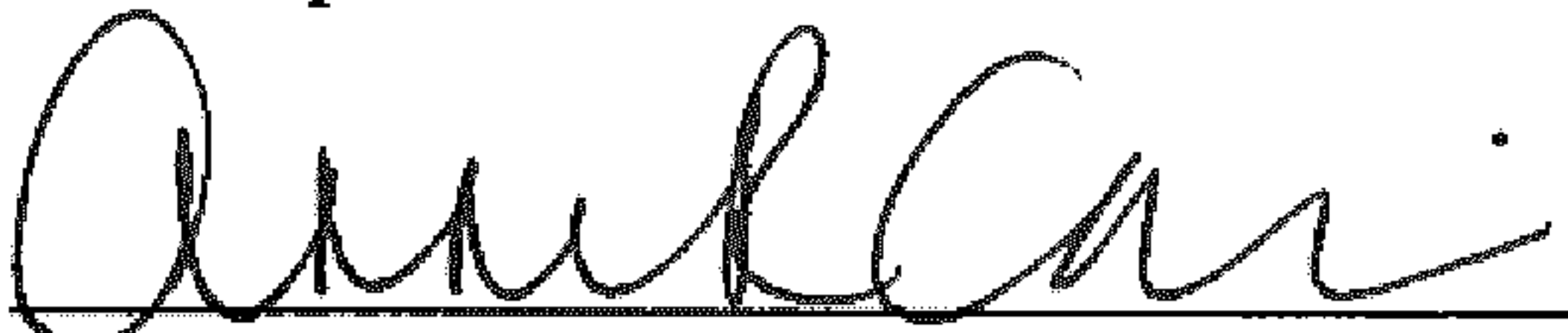
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$189,352.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of September, 2021.


Christopher C. Cairnes


Anne Rae Cairnes

STATE OF ALABAMA

Tettussee County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Christopher C. Cairnes and Anne Rae Cairnes** 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 this conveyance, he, she, they executed the same voluntarily.

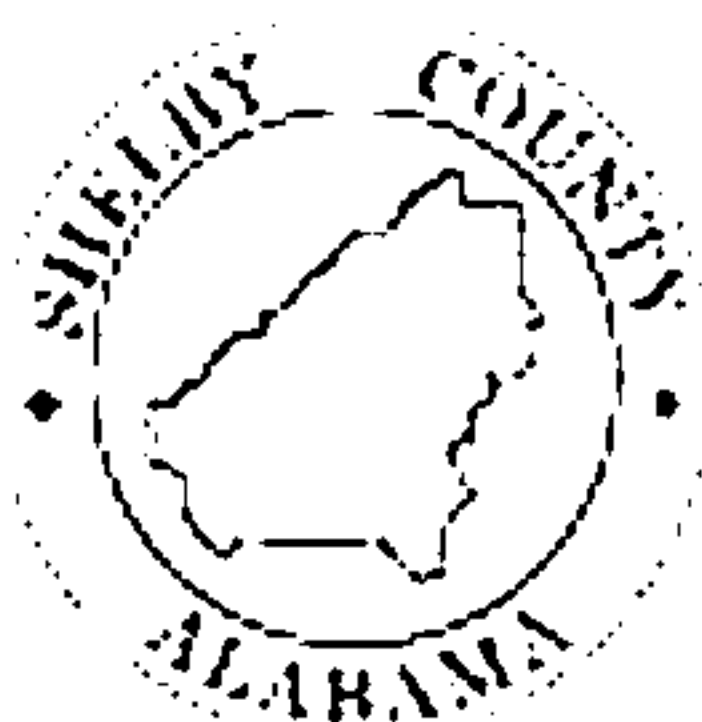
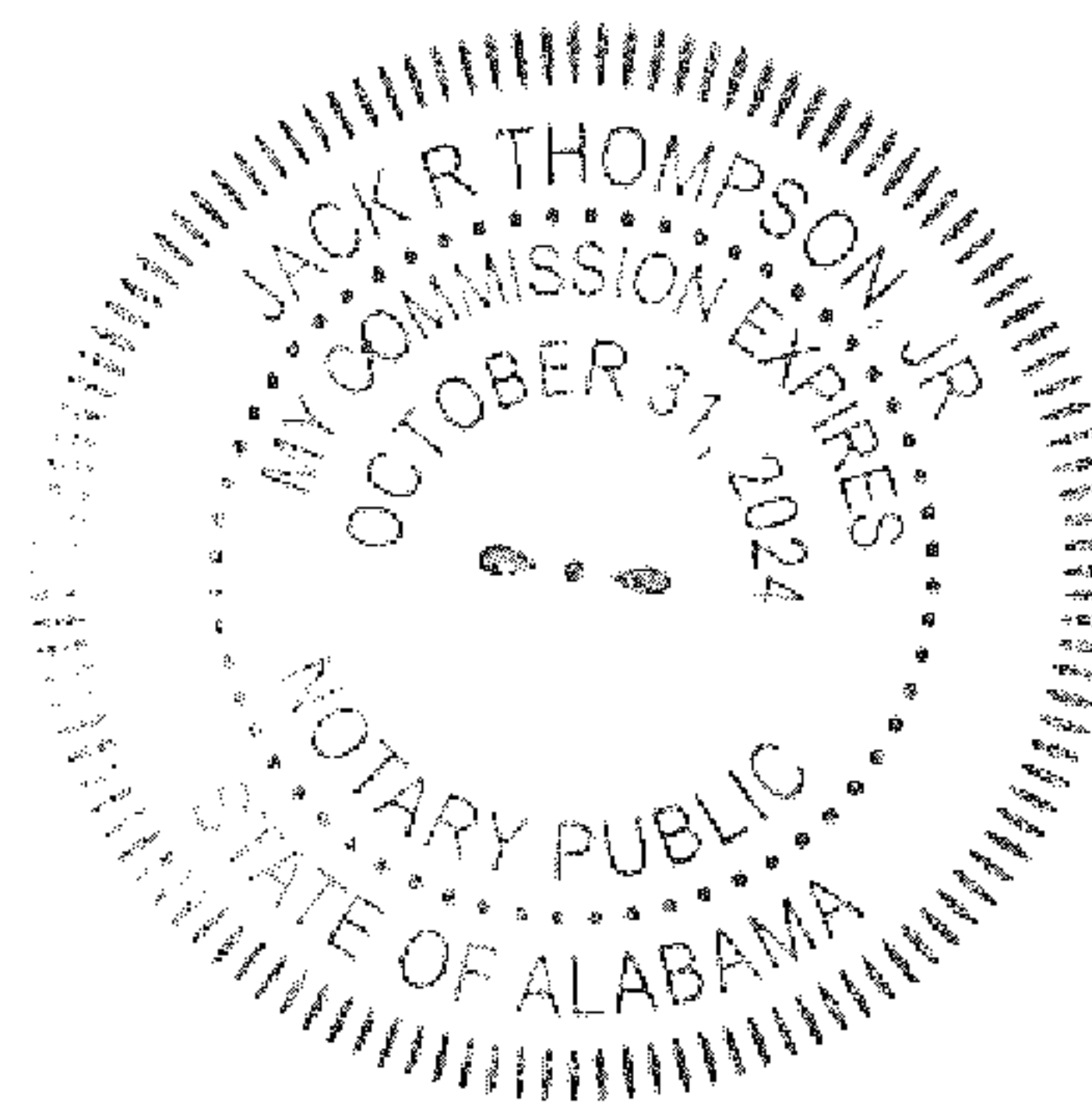
WITNESS my hand and official seal in the county and state aforesaid this the 29th day of September, 2021

My Commission Expires:

10/31/2024


Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 10:13:59 AM
\$44.00 JOANN
20210930000477080

