



STATE OF ALABAMA

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WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable considerations to the undersigned **LEENELL MIZE, A WIDOWED WOMAN, WHOSE MAILING ADDRESS IS 2027 CHELSEA PARK BEND, CHELSEA, ALABAMA 35043**, herein referred to as Grantor, in hand paid by **KRISTY LEE KIRKWOOD, A MARRIED WOMAN, WHOSE MAILING ADDRESS IS 6046 FOREST LAKES COVE, STERRETT, ALABAMA 35147** herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee all her right, title and interest in and to the following described real estate, **reserving unto grantor, LEENELL MIZE, a life estate in and to the following described real estate**, situated in Shelby County, Alabama:

Lot 2-65, according to the Map and Survey of Chelsea Park 2<sup>nd</sup> Sector, as recorded in Map Book 34, Page 22, in the Office of the Judge of Probate Office of Shelby County, Alabama.

Together with the non-exclusive 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 2<sup>nd</sup> Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 200441014000677970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2007 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 37 page 13 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees,

directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions (including, without limitation, radon, sinkholes, underground mines, tunnels, and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

Reference: Deed Book 34 Page 22. Kenneth Edward Mize died September 4, 2021, intestate.

**Grantor herein reserve unto herself a life estate in and to the above described real estate.**

Assessor's Market Value: \$208,700.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Property Record Card

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor do for herself and for her heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the 7th day of October, 2021.

  
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Leenell Mize



STATE OF ALABAMA

TALLADEGA COUNTY

I, the undersigned authority in and for said County, in said State, hereby certify that Leenell Mize whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of October, 2021.

Marsha M. Ellis

Notary Public

My Commission Expires:

6/8/2024

THIS INSTRUMENT PREPARED BY:  
PROCTOR & VAUGHN, LLC  
Post Office Box 2129  
Sylacauga, Alabama 35150  
File: 11881

