

20211112000545930  
11/12/2021 10:57:56 AM  
DEEDS 1/2

Send tax notice to:  
Lynn Wolsoncroft  
440 Foothills Pkwy  
Chelsea, AL 35043  
CHL2100372

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 **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Charles Donald Roberts, a married man**, whose mailing address is: **4126 Heritage Oaks Circle, Birmingham, AL 35242** (hereinafter referred to as "Grantor"), by **Lynn Wolsoncroft** (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 49, according to the survey of Foothills Point, as recorded in Map Book 32, Page 33 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Property Address: 440 Foothills Pkwy, Chelsea, AL 35043


**\*\*This property is not the homestead of the Grantor's spouse.**

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.

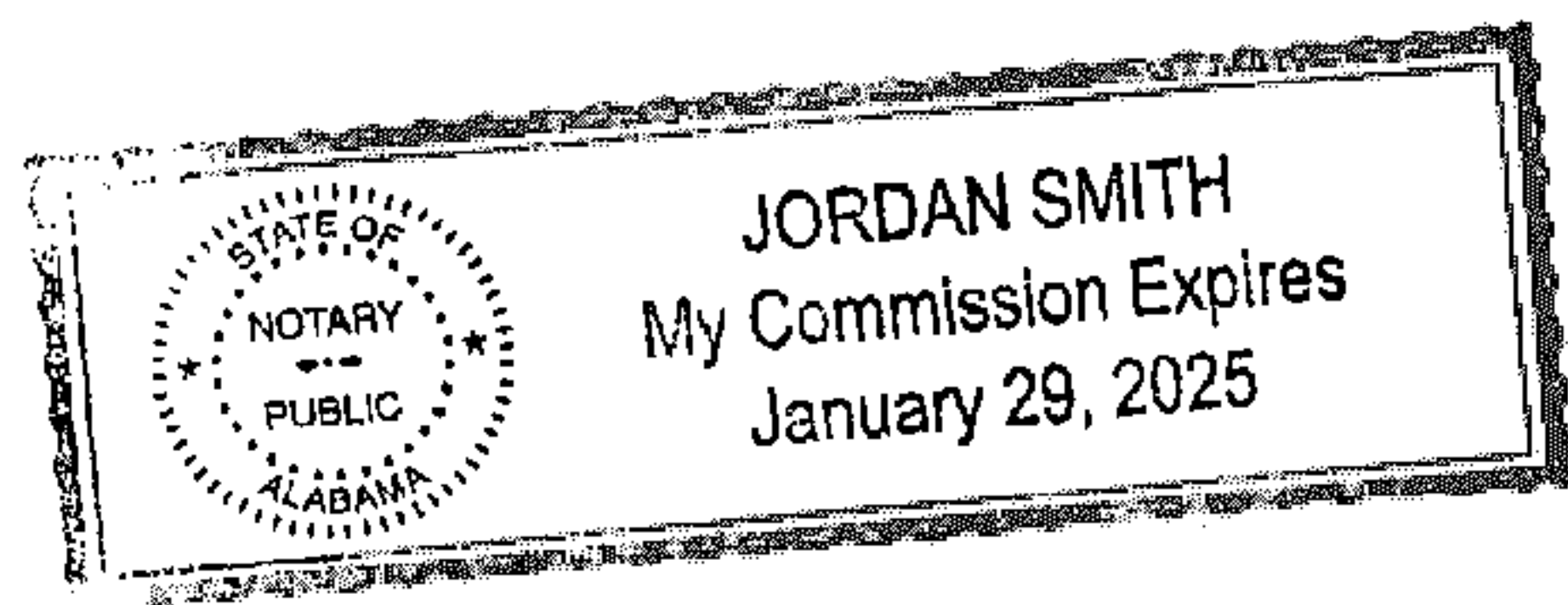
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 5<sup>th</sup> day of November, 2021.

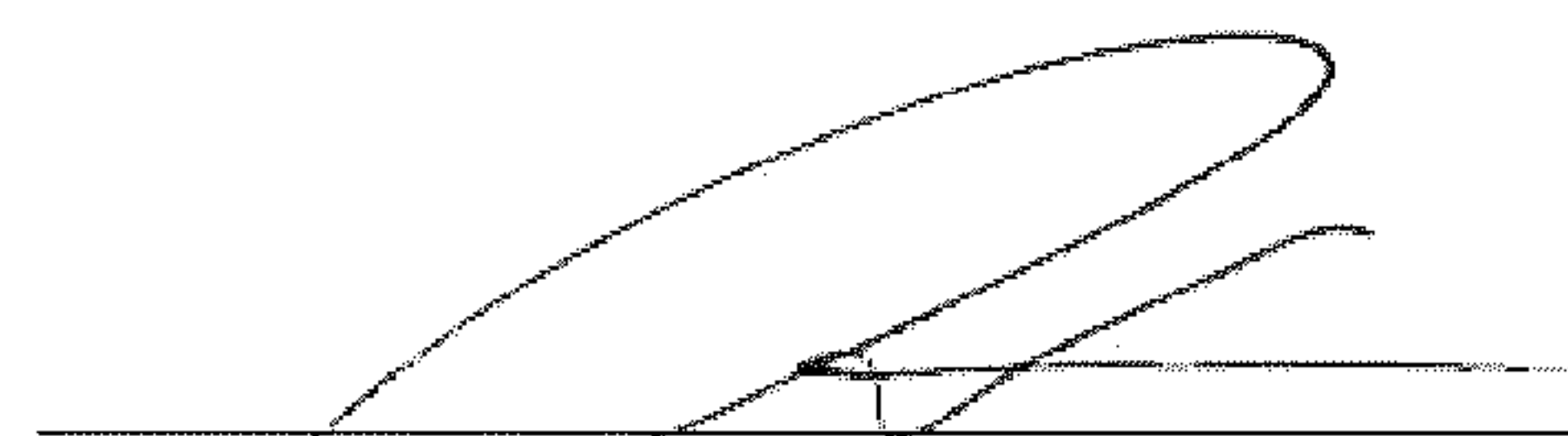
  
Charles Donald Roberts

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Donald Roberts, 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 5<sup>th</sup> day of November, 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  
11/12/2021 10:57:56 AM  
\$375.00 CHARITY  
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*Allie S. Bayl*