

This document prepared by:

Tanya K. Shunnara, Esq.
Dentons Sirote PC
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.**

**NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE:

Inst. 20210201000052530

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Dean Rental Holdings, LLC
4000 Eagle Point Corporate Drive, Suite 240
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned

MARY J. DEAN a/k/a MARY JO DEAN, an unmarried woman,
whose mailing address is **4028 Laura Lane, Chelsea, Alabama 35043**

(herein referred to as "**Grantor**"), does by these presents **GRANT, BARGAIN, SELL AND CONVEY**
unto

DEAN RENTAL HOLDINGS, LLC, an Alabama limited liability company,
whose mailing address is **4000 Eagle Point Corporate Drive, Suite 240, Birmingham, Alabama 35242**

(herein referred to as "**Grantee**"), the following described real property situated in Shelby County, Alabama (herein referred to as "**Property**"; the Property having a **property address of 472 Lake Chelsea Way, Chelsea, Alabama 35043**, and an **Assessor's Market Value of \$342,100.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (the Property being identified as Parcel No. 09 7 36 4 003 020.000) to-wit:

**Lot 9-65, according to the Plat of Chelsea Park, Ninth Sector as recorded in Map
Book 37, Page 47, 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, executed by the Grantor and filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument 20051229000659740 and Instrument #2006092000468120 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent, if any, owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee, in fee simple forever.

NOTE: The Property hereby conveyed is **NOT** the homestead of the Grantor, who is an unmarried woman.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "**Validation Form**"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Grantor Signature Page Follows]**

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal this 11th
day of November, 2021.

GRANTOR:

Mary Jo Dean
Mary J. Dean a/k/a Mary Jo Dean

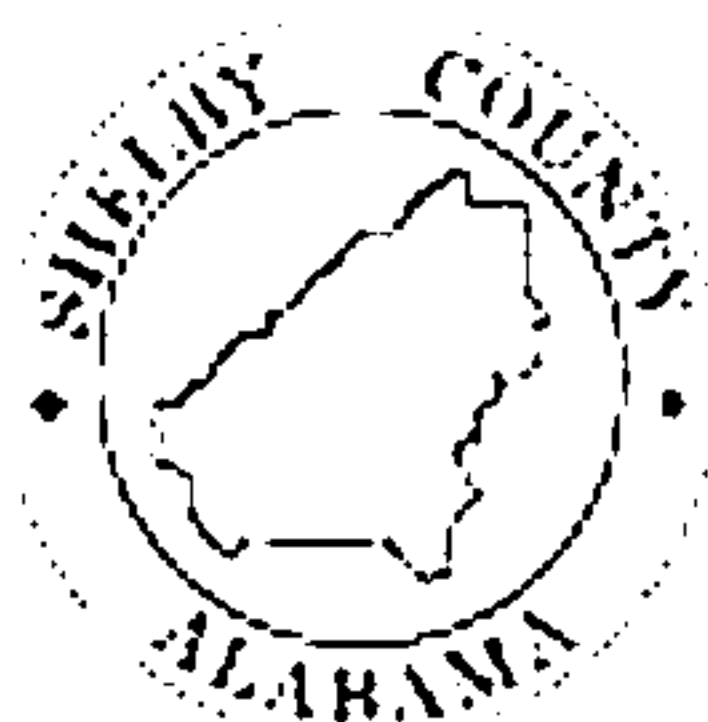
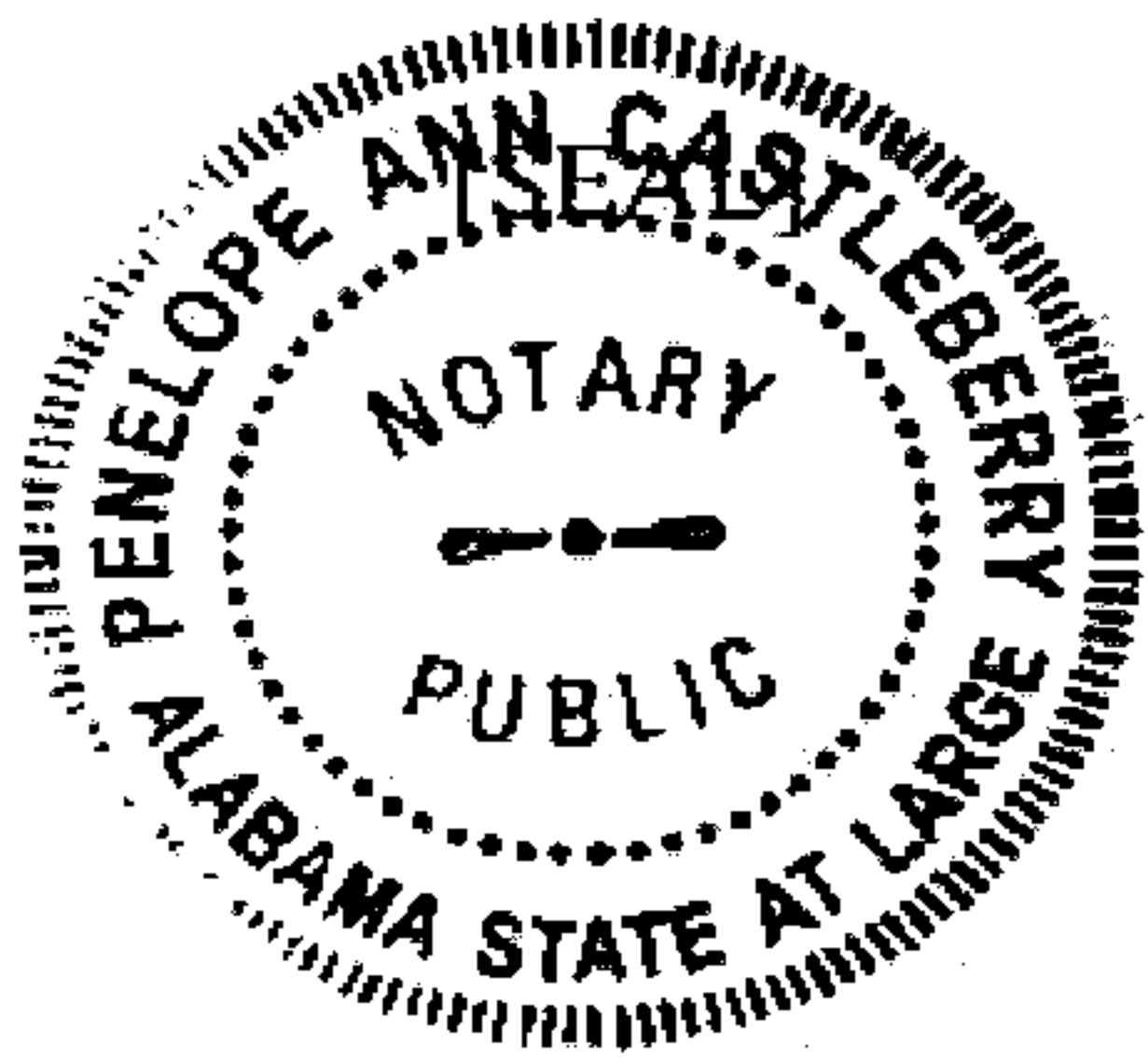
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Mary J. Dean a/k/a Mary Jo Dean, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 11th day of November, 2021.

Penelope Ann Castleberry
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 8, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 12:16:40 PM
\$370.50 CHARITY
20211112000546530

Allie S. Bayl