

Send tax notice to:

T2, LLC

717 Branch Lake Drive
Columbiana, AL 35051

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2021908

SHELBY COUNTY

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, **KATIE MCGAHA, AN UNMARRIED INDIVIDUAL**, whose mailing address is 488 Lake Chelsea Way, Chelsea, AL 35043 (hereinafter referred to as "Grantor") by **T2, LLC** whose property address is: **488 LAKE CHELSEA WAY, CHELSEA, AL, 35043** 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 9-67, according to the Survey of Chelsea Park – 9th 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, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 9th Sector, recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not Insured herein.
4. Easement to Level 3 Communications, LLC recorded in Inst. No. 2000-0007 and Inst. No.2000-0671.
5. Easement to Colonial Pipeline Company recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324.
6. Easements, covenants, conditions, restrictions and reservations and agreements recorded in Inst. No. 20040816000457750.
7. Notice of Final Assessment of Real Property as recorded in Inst. No. 20050209000065530.
8. Covenants, conditions, restrictions, liens, and assessments set forth in the Chelsea Park Improvements District Two Articles of Incorporation, as recorded in Inst. No. 20041223000699630.

- 9. Declaration of Easements and Master Protective Covenants for Chelsea Park, a
- 10. Residential Subdivision, as set out In instrument recorded in Inst. No. . 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association. Inc. as recorded in Inst. No. 200413 at page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants. Conditions and Restrictions for Chelsea Park 9th Sector, as recorded in Inst. No. 20051229000659740 and Inst. No. 20060920000468120 In said Probate Office
- 11. Declaration of Restrictive Covenants as recorded in Inst. No. 20030815000539670 in said Probate Office.
- 12. Right of way granted to Alabama Power Company recorded in Inst. No. 20060630000314940; Inst. No. 20050203000056210 and Instr. No. 20060828000422650.
- 13. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or substance conditions that may now of hereafter exist or occur or cause damage to subject property, as shown by Instruments recorded In Inst. No. 20061229000634390 and Inst No. 20080107000008980 in said Probate Office.
- 14. Covenants, conditions, restrictions, reservations of easements, general permit requirements and release from damages contained in deed from Park Homes, LLC to NSH Corp. as recorded in Inst. No. 2011-36885

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

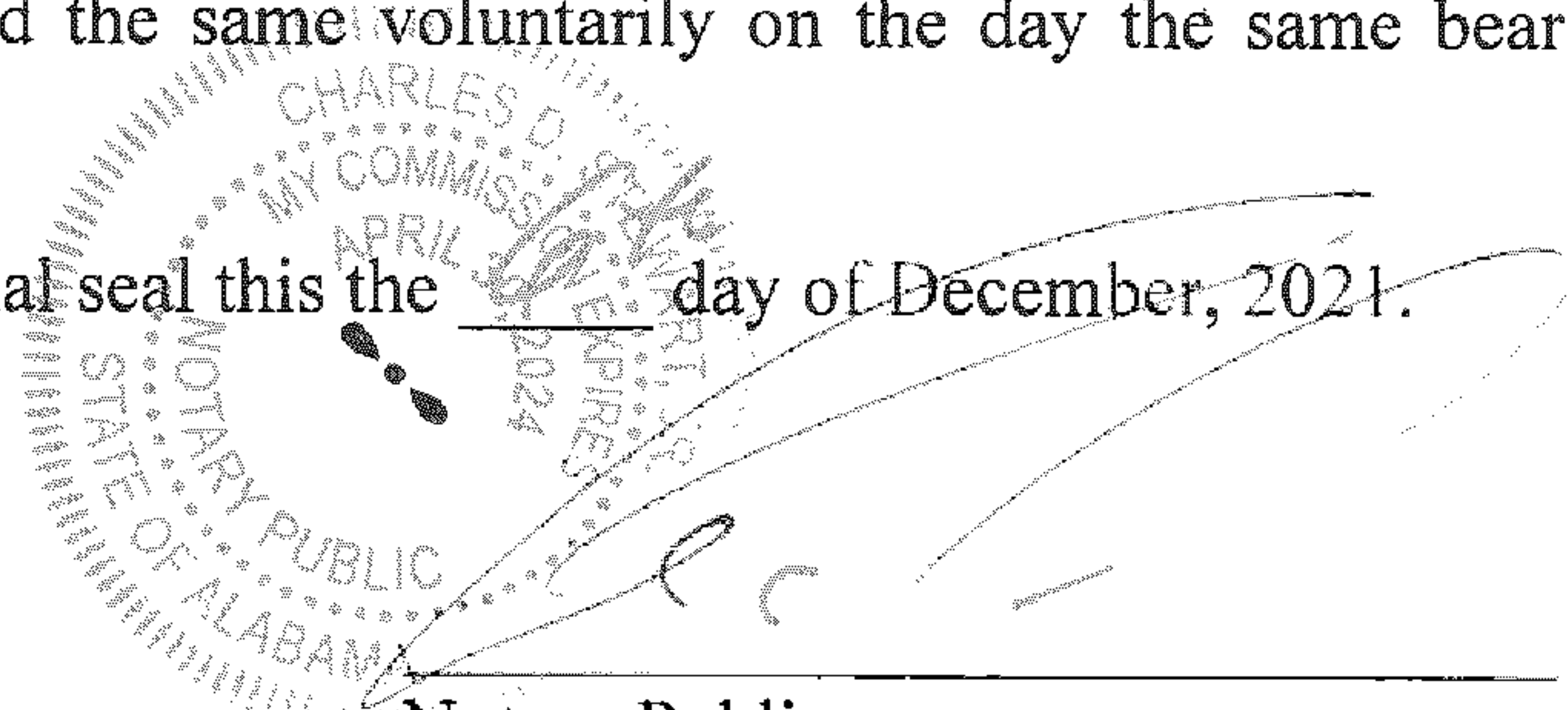
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 6th day of December, 2021.

Katie McGAHA
KATIE MCGAHA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATIE MCGAHA 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 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 6th day of December, 2021.



Notary Public
Print Name:
Commission Expires:

30 24

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/08/2021 02:55:09 PM
\$375.00 BRITTANI
20211208000584410



Allie S. Beal