

20211216000595590  
12/16/2021 10:48:07 AM  
DEEDS 1/2

**This Instrument Was Prepared By:**  
**Rodney S. Parker, Attorney at Law**  
**2550 Acton Road, Suite 210**  
**Birmingham, AL 35243**  
**File No. 2021-12-6474**  
**Documentary Evidence: Sales Contract**

**Send Tax Notice To:**  
**Richard G. Schmohl**  
**5355 Harvest Ridge Lane**  
**Birmingham, AL 35242**  
**(Grantees' Mailing Address)**

**WARRANTY DEED**

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY         )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Thirty Thousand and 00/100 Dollars (\$30,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **Chelsea One, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **Richard G. Schmohl** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 421, according to the map and survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, page 97, in the Probate Office of Shelby County, Alabama.

Address of Property: 150 Bolivar Circle, Chelsea, AL 35043

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

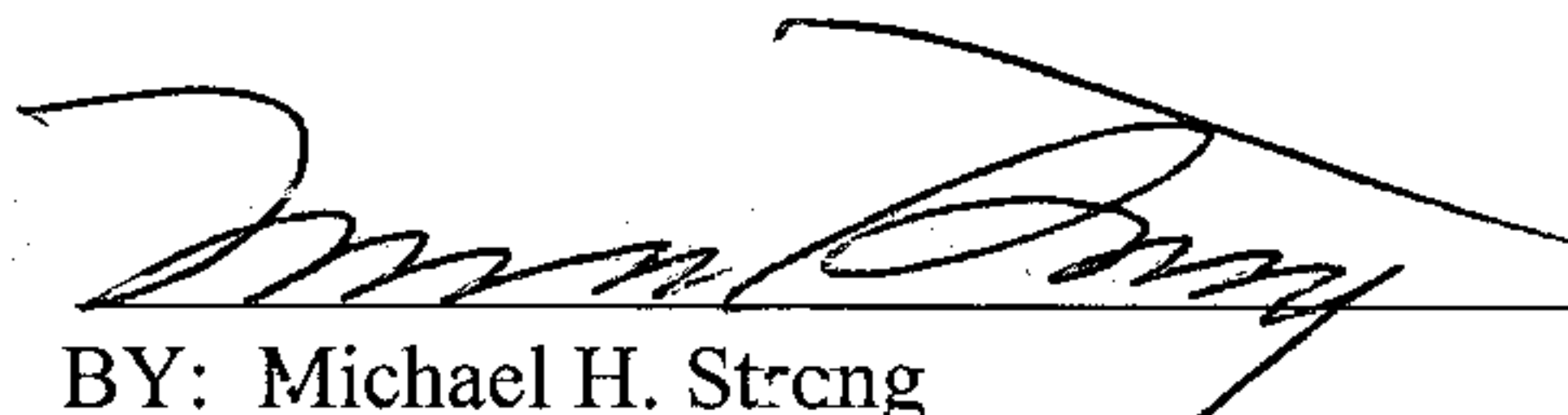
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for its successors, and assigns, covenant with Grantee, his successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall warrant and defend the same to Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Michael H. Strong, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 16<sup>th</sup> day of December 2021.

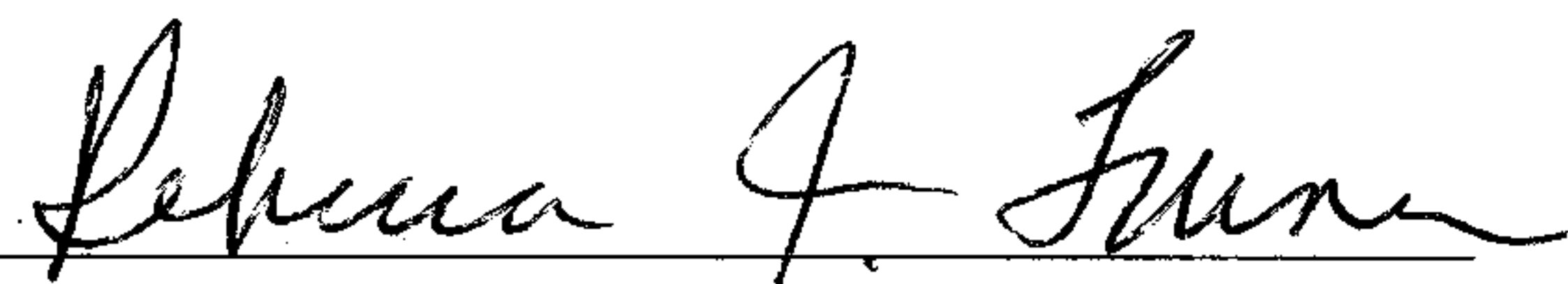
Chelsea One, LLC

 (Seal)  
BY: Michael H. Strong  
ITS: Member

**STATE OF ALABAMA  
COUNTY OF SHELBY**

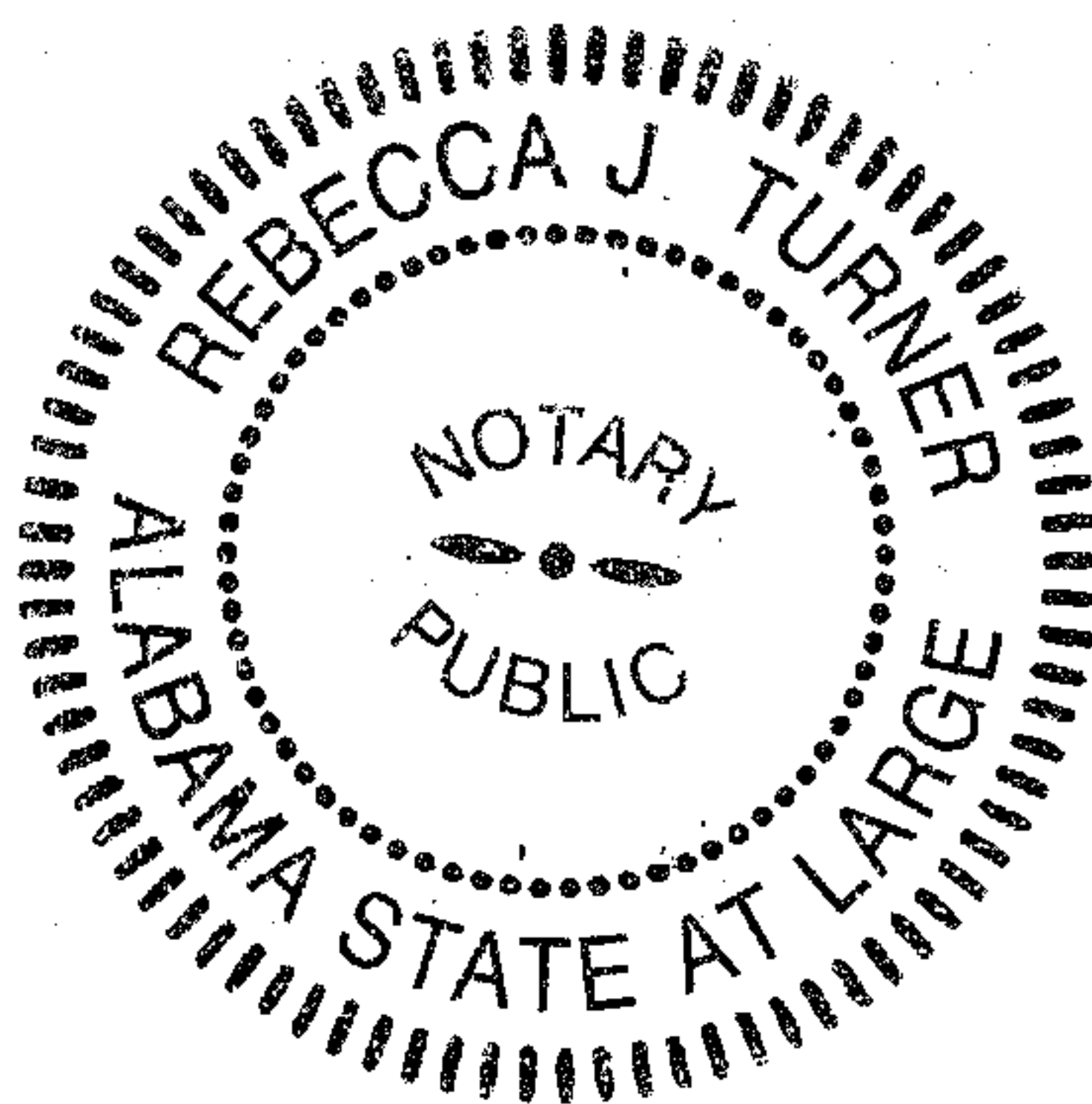
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael H. Strong, whose name as Member of **Chelsea One, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 16<sup>th</sup> day of December 2021.

  
Notary Public Rebecca J. Turner  
My Commission Expires: 12/26/2022

**Grantors' Mailing Address:**

P. O. Box 520  
Chelsea, AL 35043



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/16/2021 10:48:07 AM  
\$55.00 BRITTANI  
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*Allie S. Boyd*