

20220105000005450
01/05/2022 01:10:59 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Charles Reynolds and Anita Reynolds
141 Blackstone Court
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jennifer Farley**, a single woman, whose address is 888 Ora Road, Gray Court SC 29645 (hereinafter "Grantor", whether one or more), by **Charles Reynolds and Anita Reynolds**, whose address is 141 Blackstone Court, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Charles Reynolds and Anita Reynolds, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **141 Blackstone Court, Chelsea, AL 35043** to-wit:

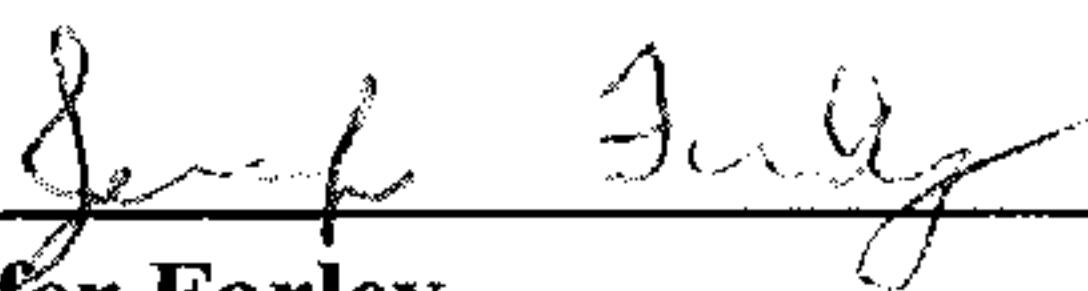
Lot 90, according to the Survey of Chesser Plantation, Phase 1, Sector 2, as recorded in Map Book 33, pages 121 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Plantation as recorded in Instrument 2002-10788, First Amendment to Declaration as recorded in Instrument 20070515000227970, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators 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 has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of December, 2021

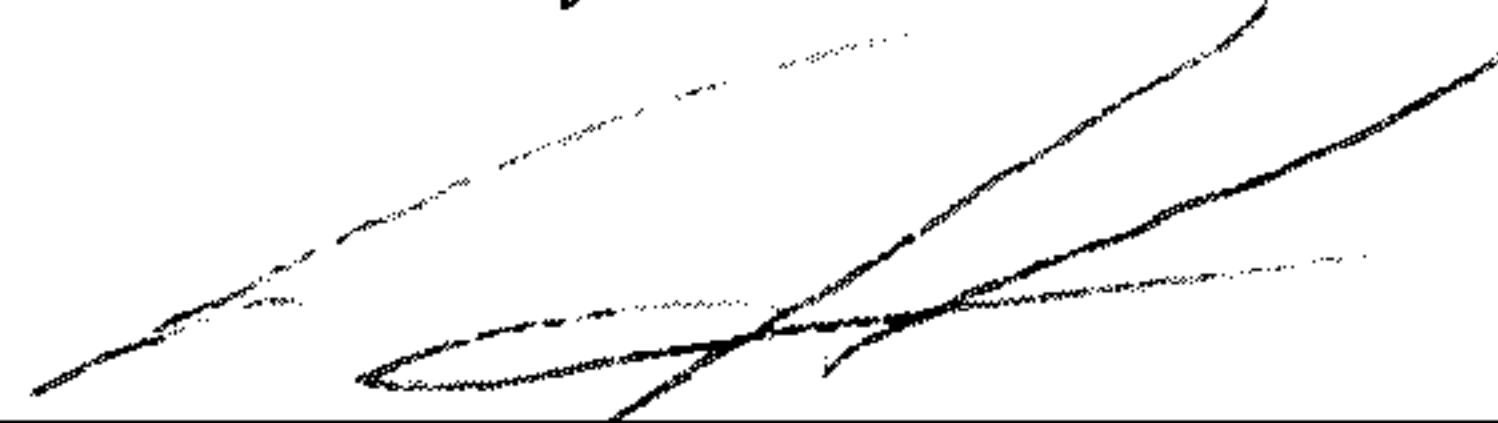


Jennifer Farley

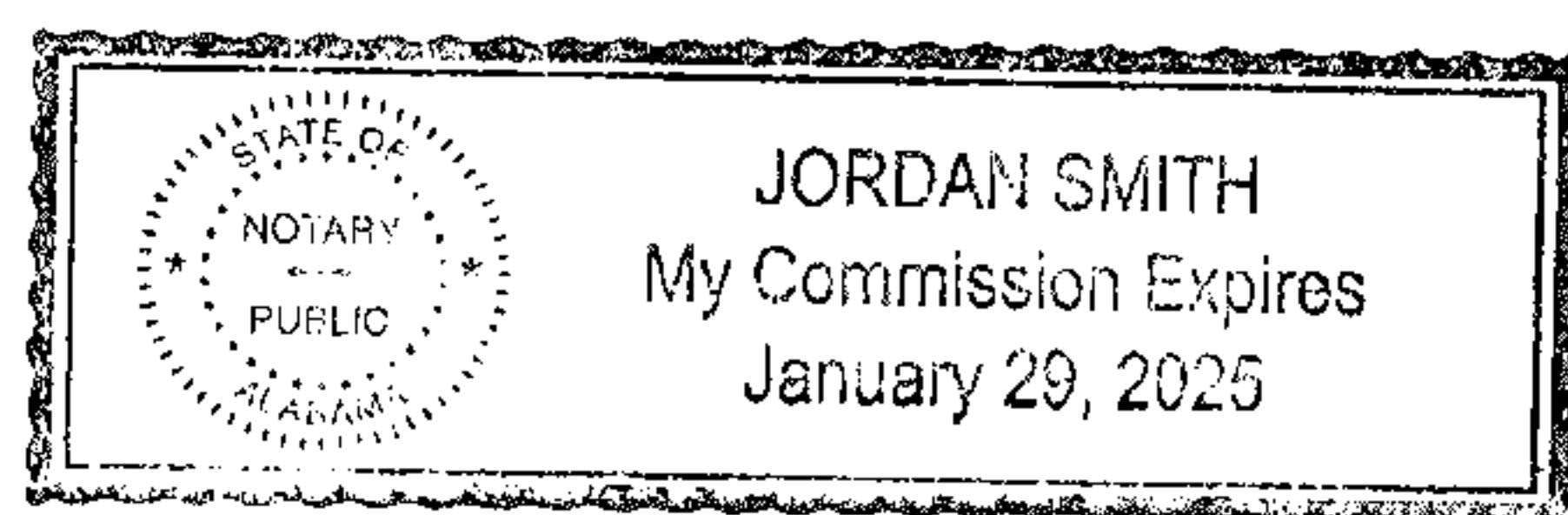
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Farley whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2022 01:10:59 PM
\$350.00 BRITTANI
20220105000005450

