

20220105000005560
01/05/2022 01:27:47 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Hampton Rogers and Elizabeth Malinoski
2020 Fairbank Circle
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 275
Birmingham, AL 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Aaron Friedman and Jessica Friedman, husband and wife**, whose address is 235 Polo Downs, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Hampton Rogers and Elizabeth Malinoski**, whose address is 2020 Fairbank Circle, 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 Grantees **Hampton Rogers and Elizabeth Malinoski**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 2020 Fairbank Circle, Chelsea, AL 35043 to-wit:**

Lot 3-56, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34. Page 23 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 Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 In the Probate Office of Shelby County, Alabama and Declaration of Covenants. Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively 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.

Subject to a third-party mortgage in the amount of \$240,562.00 executed and recorded simultaneously herewith.

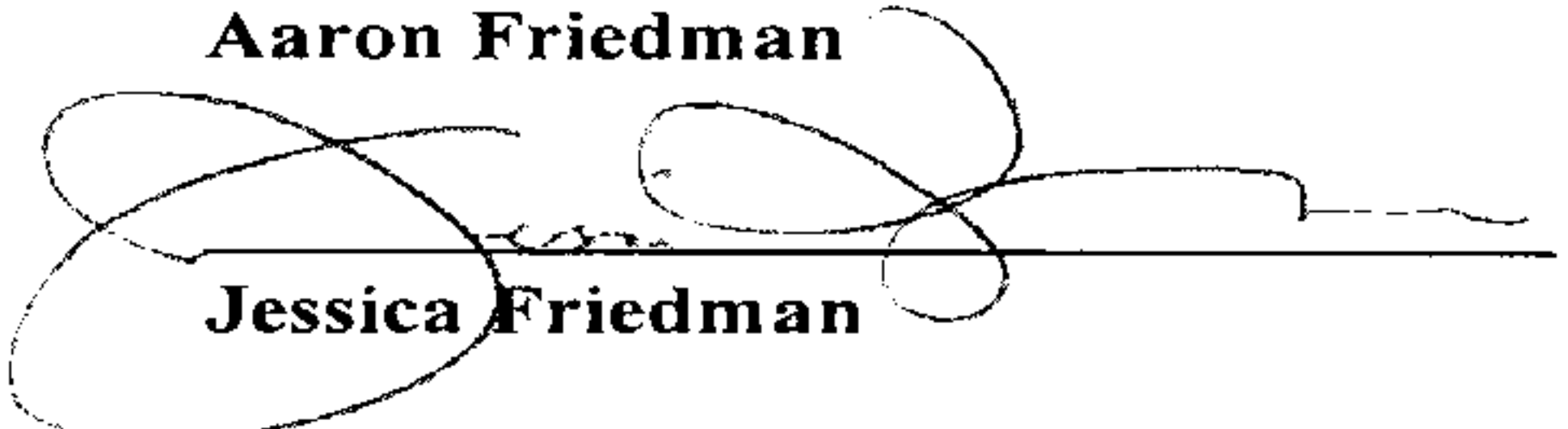
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22 day of December, 2021.



Aaron Friedman

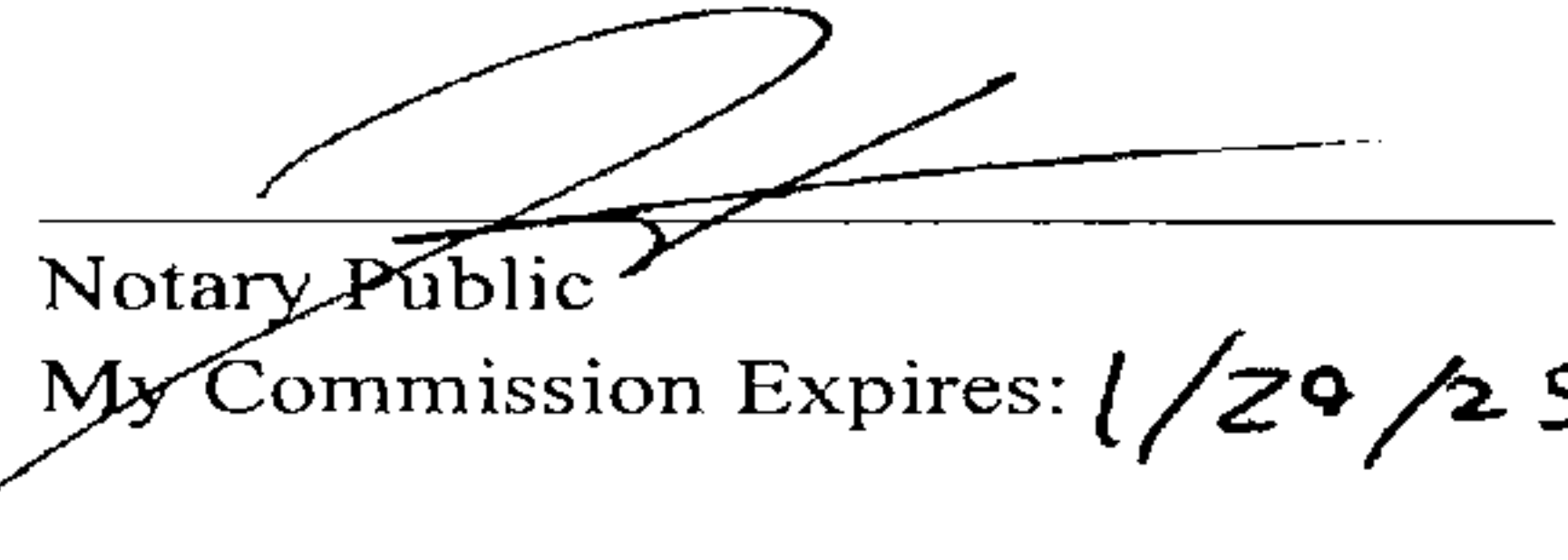


Jessica Friedman

STATE OF ALABAMA
COUNTY OF SHELBY

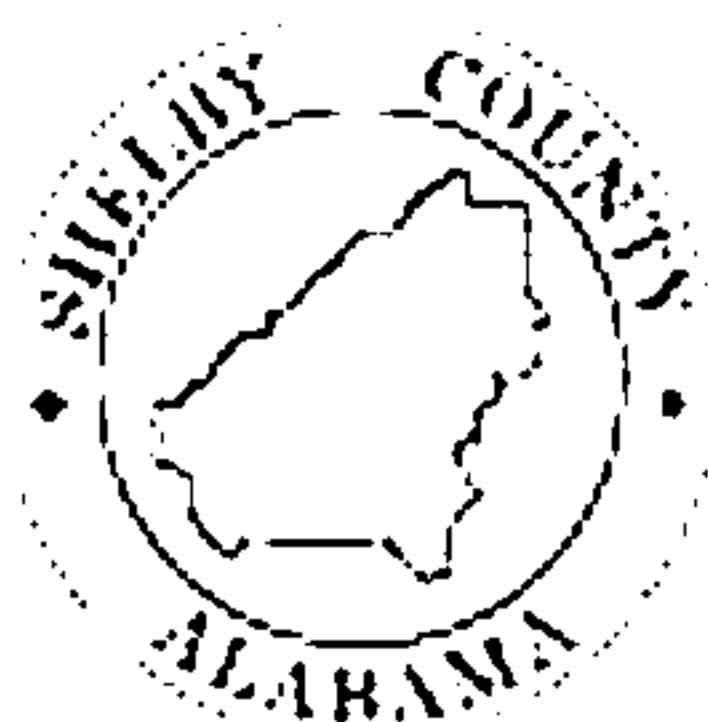
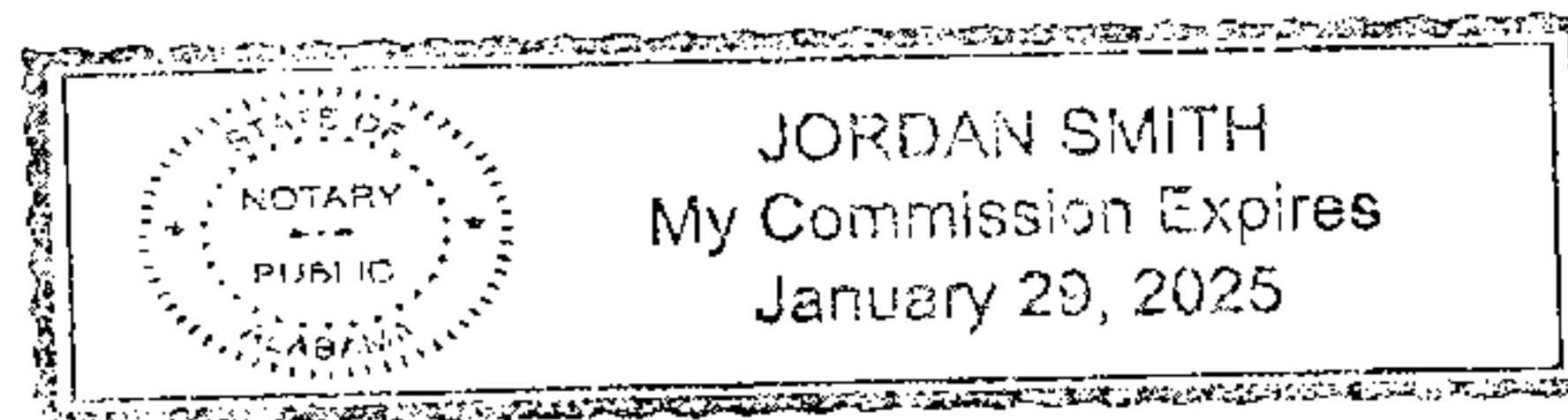
I, the undersigned Notary Public in and for said County and State, hereby certify that Aaron Friedman and Jessica Friedman whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he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

Given under my hand and official seal this 22nd 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 01:27:47 PM
\$29.50 JOANN
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