

20220412000149630
04/12/2022 02:11:46 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Billy J. McPeak and Audrey Faye McPeak

596 Grayson Way
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED SIXTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$361,250.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gareth Donoho and Kayla Donoho fka Kayla A. Hackett**, husband and wife, whose address is 130 Walters Cove, Sterrett, AL 35147 (hereinafter "Grantor", whether one or more), by **Billy J. McPeak and Audrey Faye McPeak**, as joint tenants with rights of survivorship, (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 **Billy J. McPeak and Audrey Faye McPeak**, the following described real estate situated in Shelby County, Alabama, the address of which is **596 Grayson Way, Chelsea, AL 35043** to-wit:

Lot 7-120, according to the Survey of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, 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 7th Sector filed recorded as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument 20151230000442850 {which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration"}.

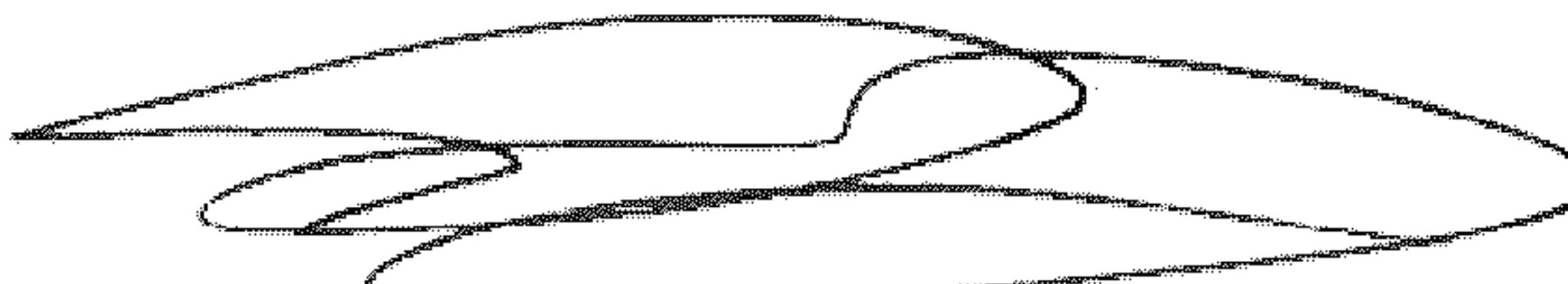
****Kayla A. Hackett, the grantees in deed recorded in Instrument Number 2022-34170, is one and the same person as Kayla Donoho.**

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 \$343,187.00 executed and recorded simultaneously herewith.

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 8th day of April, 2022.



Gareth Donoho



Kayla Donoho fka Kayla A. Hackett

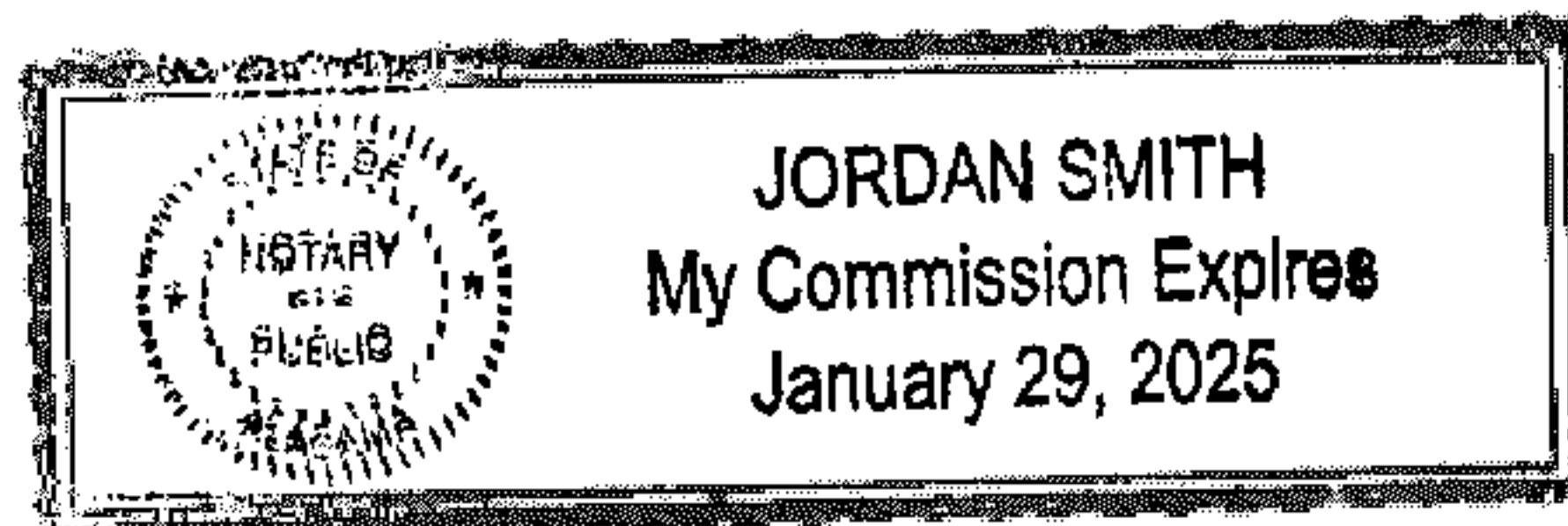
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gareth Donoho and Kayla Donoho fka Kayla A. Hackett 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 8th day of April, 2022.



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
04/12/2022 02:11:46 PM
\$44.50 CHARITY
20220412000149630

