

SEND TAX NOTICE TO:

Robert T. Wills and Leticia B. Rodriguez Wills

114 Cottage Lane
Sterrett, AL 35147

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 **TWENTY THOUSAND AND 00/100 (\$20,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Chelsea Square, LLC, a Limited Liability Company**, whose address is:

6400 Hwy 51, Wilsonville, AL 35736,
(hereinafter "Grantor", whether one or more), by **Robert T. Wills and Leticia B. Rodriguez Wills**, 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 **Robert T. Wills and Leticia B. Rodriguez Wills**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Property 1: 109 Cottage Lane, Sterrett, AL 35147

Lot 2, according to the survey of Chelsea Square, a Residential Subdivision, as recorded in Map Book 33, Page 51, in the Probate Office of Shelby County, Alabama.

Property 2: 118 Cottage Lane, Sterrett, AL 35147

Lot 4, according to the survey of Chelsea Square, a Residential Subdivision, as recorded in Map Book 33, Page 51, in the Probate Office of Shelby County, Alabama.

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 17th day of June, 2022.

[Handwritten Signature]
Chelsea Square, LLC, a Limited Liability Company
By: Jerry Dwayne Wood
Its: Member

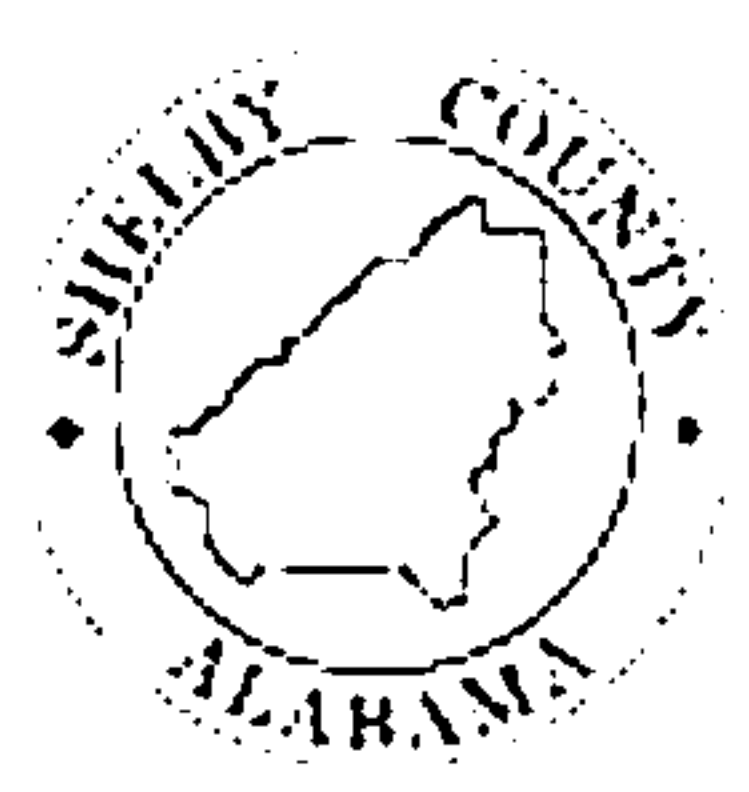
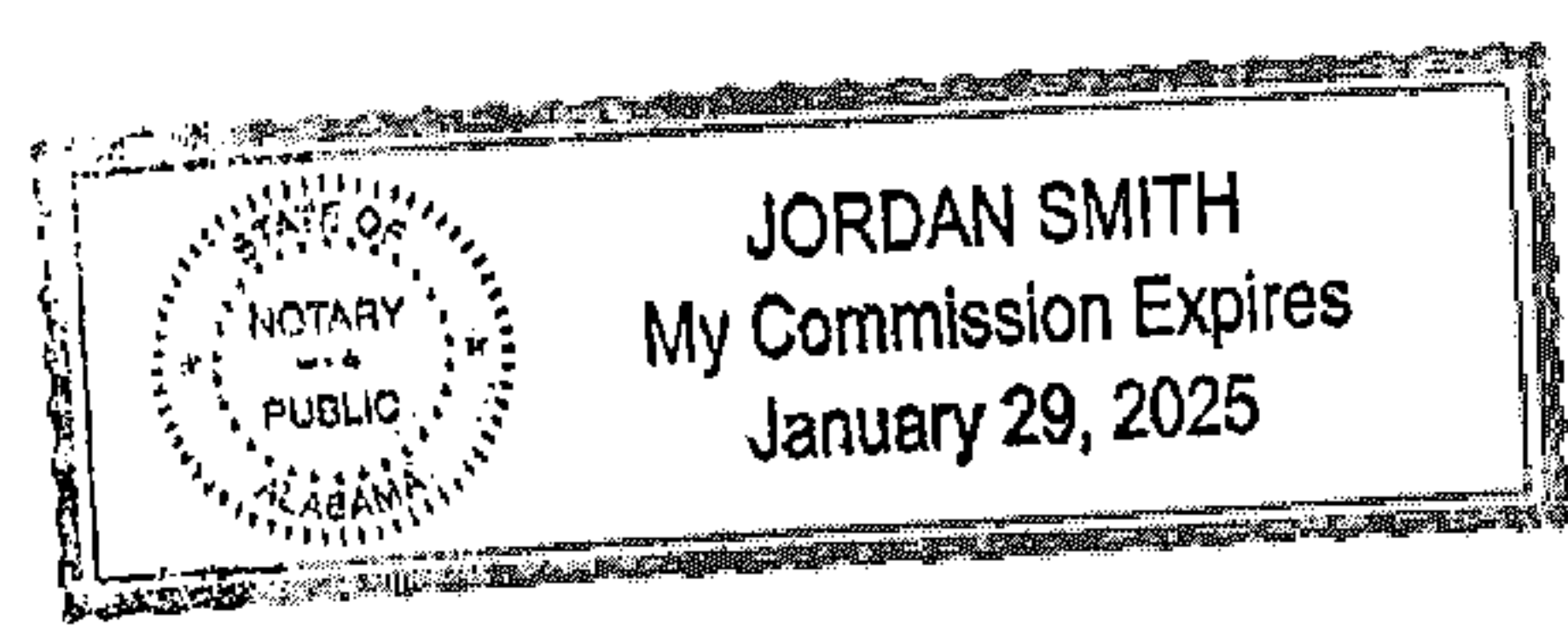
STATE OF ALABAMA
COUNTY OF SHELBY

I, Jordan Smith, a Notary Public, in and for said County in said State, hereby certify

that Jerry Dwayne Wood whose name as Member of Chelsea Square, LLC, a Limited Liability Company, 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 instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 17th day of June, 2022.

[Handwritten Signature]
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
06/20/2022 12:59:32 PM
\$45.00 JOANN
20220620000246460

[Handwritten Signature]