

SEND TAX NOTICE TO:

Rachel Nash
1029 Dunsmore Drive
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 **FOUR HUNDRED EIGHTY THREE THOUSAND AND 00/100 (\$483,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Rafal Bulgarski, a married man**, whose address is 128 Cornwall Rd, Brampton ON L6W 1 P3 Canada (hereinafter "Grantor", whether one or more), by **Rachel Nash**, (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 **Rachel Nash**, the following described real estate situated in Shelby County, Alabama, the address of which is **1029 Dunsmore Drive, Chelsea, AL 35043 to-wit:**

Lot 1-60, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate 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 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

****This property is not the homestead of the Grantor or Grantor's Spouse.**

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 \$435,000.00 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 28 day of June, 2022. ★


Rafal Bulgarski

★ PROVINCE

★ STATE OF ONTARIO, CANADA

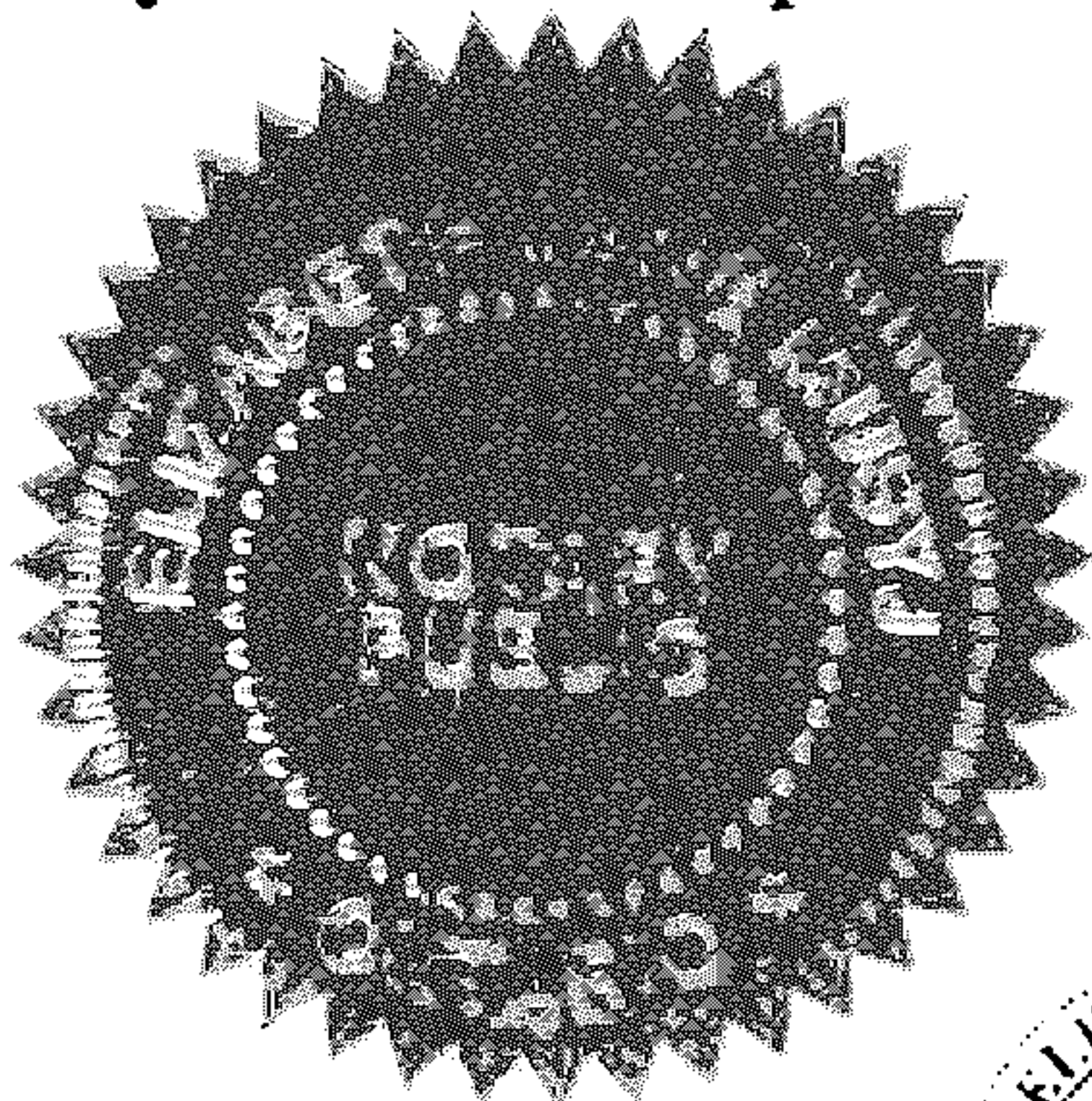
COUNTY OF ESSRX

I, the undersigned Notary Public in and for said County and State, hereby certify that Rafal Bulgarski 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 28th day of June, 2022.

★ 
Notary Public

My Commission Expires: does not expire



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2022 12:54:58 PM
\$73.00 BRITTANI
20220701000263200

Alvin S. Bayal