

20221201000438130
12/01/2022 10:49:16 AM
DEEDS 1/2

Send tax notice to:
KEVIN BUSSEY
1034 EDGEWATER LANE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022540

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARVIN J MAXWELL, JR. and LINDA ELAINE MAXWELL, HUSBAND AND WIFE**, whose mailing address is 1612 Lake Heather Reserve, Blue, AL 35242 (hereinafter referred to as "Grantors") by **KEVIN BUSSEY and CASSANDRA BUSSEY** whose property address is: **1034 EDGEWATER LANE, CHELSEA, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10-07, according to the Survey of Chelsea Park, 10th Sector, as recorded in Map Book 37, page 12, 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, 10th Sector, executed by Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061108000548430, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s), building line(s) and restrictions as shown on recorded map.
3. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No.
4. 20041014000566950 and Inst No. 2006-548430 in the Probate Office of Shelby County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Chelsea Park 11th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20070831000411450 in the Probate Office of Shelby County, Alabama.
6. Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama.

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8. Easement to Alabama Power Company as recorded in Instrument No.20050203000056190 in the Probate Office of Shelby County, Alabama.
9. Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750 and Inst. No. 2022-351580.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
11. Grant of Land Easement and Restrictive Covenants to Alabama Power Company recorded in Inst. No. 2006-422390.

\$220,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 28 day of November, 2022.

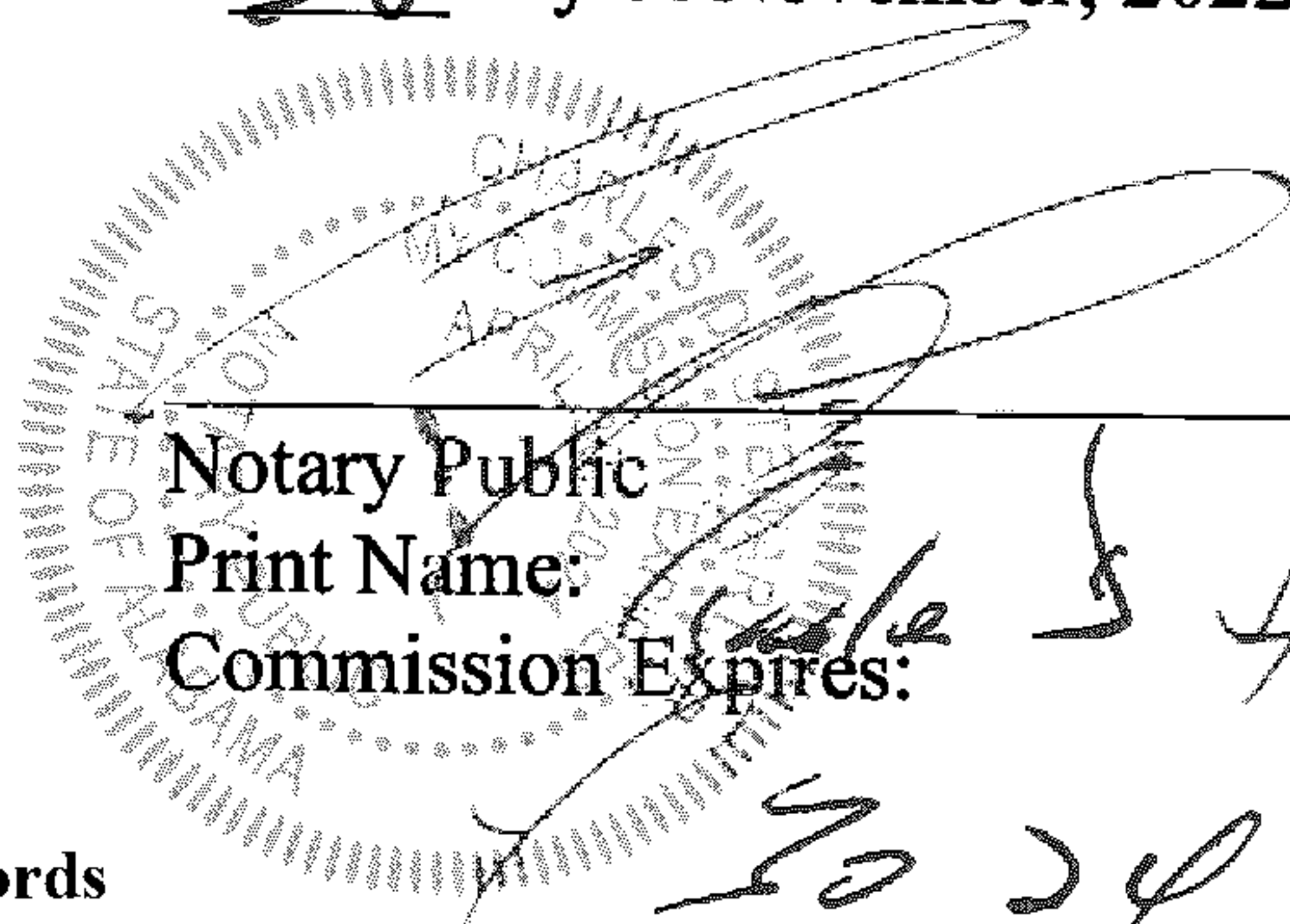

MARVIN J MAXWELL, JR.


LINDA ELAINE MAXWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARVIN J MAXWELL, JR. and LINDA ELAINE MAXWELL whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of November, 2022.


Notary Public
Print Name: Brittani S. Beal
Commission Expires: 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2022 10:49:16 AM
\$225.00 BRITTANI
20221201000438130

