

Send tax notice to:
GREG C MAJORS
3036 SPRINGFIELD CIRCLE
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
SHELBY COUNTY

2023022

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MY PLACE RENTALS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 1222 Edenton St., B'ham AL 35242 (hereinafter referred to as "Grantor") by **GREG C MAJORS and BERENICE MAJORS** whose property address is: **3036 SPRINGFIELD CIRCLE, CHELSEA, AL, 35043** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 7-36, ACCORDING TO THE SURVEY OF CHELSEA PARK 7TH SECTOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 120, 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 #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 #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").

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. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 37, Page 120.
3. Subject to Covenants, conditions and restrictions as set forth in the document recorded in Instrument #2006122900063470, Instrument #20041014000566950, and Instrument #20151230000442850, in the Probate Office of Shelby County, Alabama.
4. Public utility easements as shown by recorded plat.
5. Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument #20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument #20050209000065540 in the Probate Office of Shelby County, Alabama.
6. Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument #20050714000353260, in the Probate Office of Shelby County, Alabama.
7. Grand of Land Easement and restrictive covenants in favor of Alabama Power Company as recorded in Instrument #20060828000422390 and Instrument #20060828000422470, in the Probate Office of Shelby County, Alabama.

8. Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument #20121107000427750.
9. Articles of Incorporation of Chelsea Park Residential Association, Inc. recorded in Instrument #200413/8336, in the Probate Office of Jefferson County, Alabama.
10. Transmission line permit to Alabama Power Company recorded in Deed Book 112, Page 111, Deed Book 107, Page 565, Deed 131, Page 491, and Deed Book 194, Page 49, in the Probate Office of Shelby County, Alabama.

\$215,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS, LLC, by Marty Nunley and Ellen A Nunley, its, Members who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 16 day of February, 2023.

My Place Rentals, LLC


BY: Marty Nunley, Member

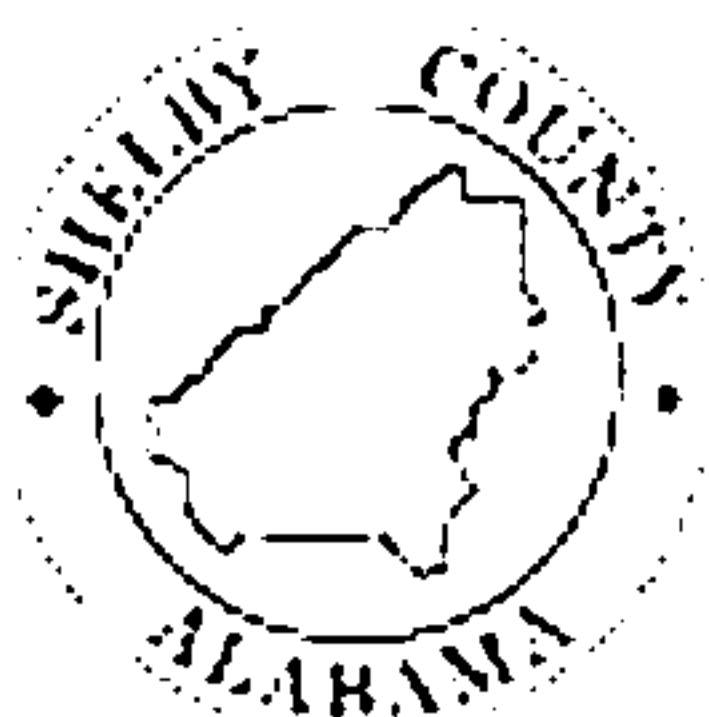

BY: Ellen A Nunley, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley and Ellen A Nunley, whose names as Members of My Place Rentals, LLC, 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 and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 16 day of February, 2023.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2023 09:34:16 AM
\$125.00 JOANN
20230221000045710

