

SEND TAX NOTICE TO:

Kaye Mary Warren
4951 Hawthorne Place
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 TEN THOUSAND AND 00/100 (\$310,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jedidiah Amos White and Amber Danielle White**, a married couple, whose address is 1504 Citation Terrace Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Kaye Mary Warren**, whose address is 4951 Hawthorne Place, Chelsea, AL 35043, (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 **Kaye Mary Warren**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4951 Hawthorne Place, Chelsea, AL 35043 to-wit:**

Lot 6-40A, according to the Survey of Chelsea Park 6th Sector, Resurvey, as recorded in Map Book 43 Page 141, and amended in Map Book 43 Page 63, in the Probate Office 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 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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 23rd day of February, 2023.

Jedidiah Amos White by Amber Danielle White, Attorney-In-Fact

Jedidiah Amos White by Amber Danielle White, Attorney-In-Fact

Amber Danielle White

Amber Danielle White

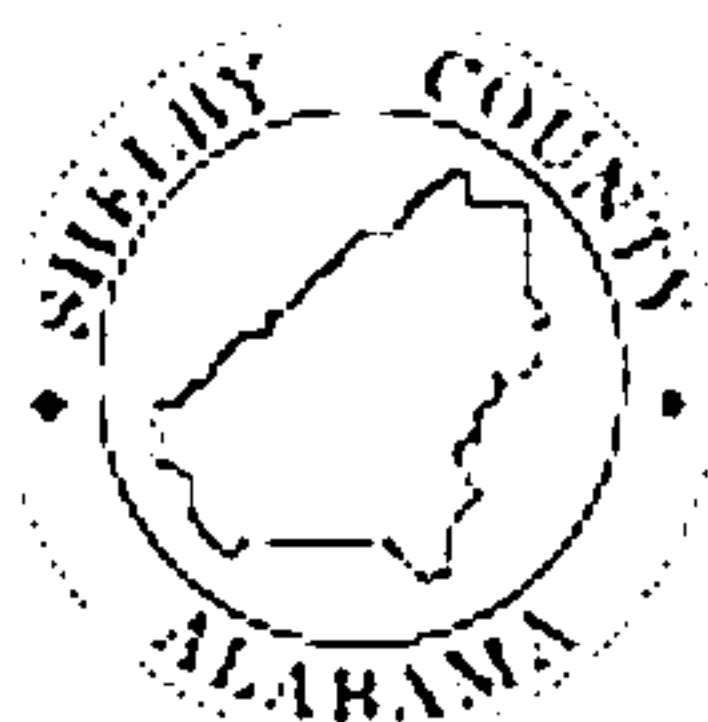
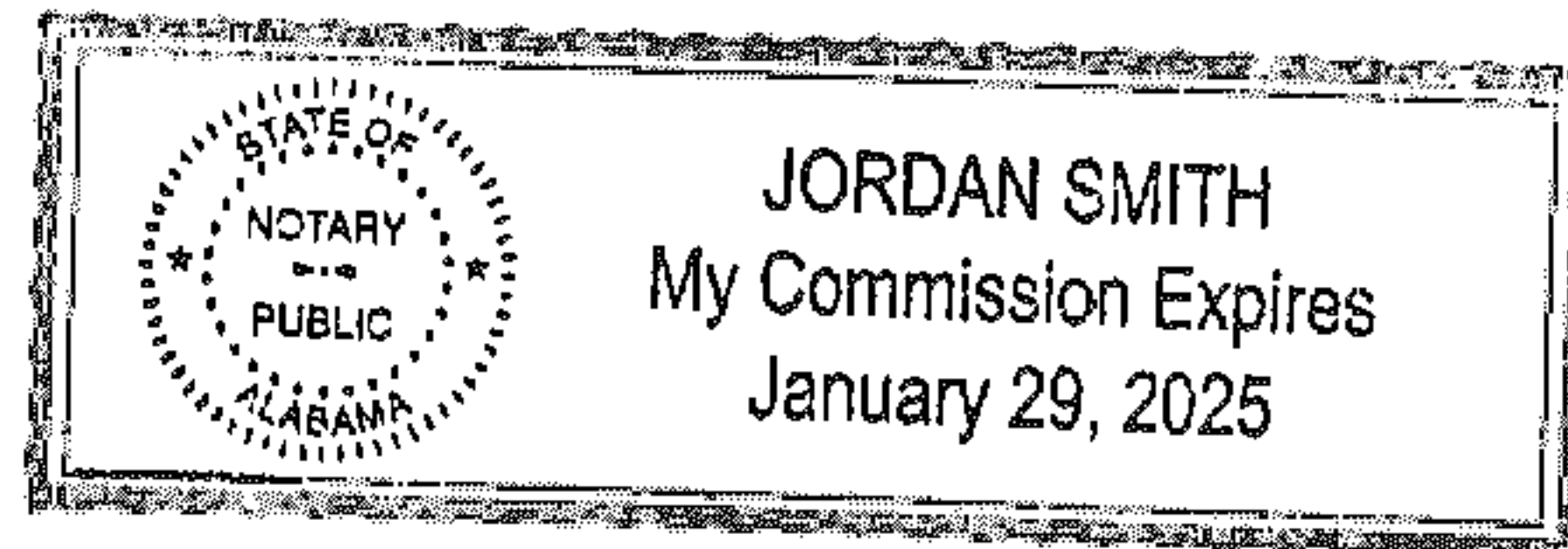
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amber Danielle White, whose name as attorney-in-fact for Jedidiah Amos White and Amber Danielle White 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 23rd day of February, 2023.

[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
02/28/2023 09:25:49 AM
\$335.00 JOANN
20230228000054380

Allie S. Bayl