

SEND TAX NOTICE TO:

Cassandra Marsh
2013 Fairbank Circle
Chelsea, AL 35043

This instrument prepared by:

James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **LeAustin Billups and Ashley Billups, a married couple**, whose address is 85 Cherry Ct Pell City AL 35125 (hereinafter "Grantor", whether one or more), by **Cassandra Marsh, a single woman**, (hereinafter "Grantee", whether one or more), whose address is 2013 Fairbank Circle Chelsea, AL 35043, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Cassandra Marsh, a single woman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2013 Fairbank Circle, Chelsea, AL 35043** to-wit: :

Lot 3-73, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B 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 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Source of Title: Inst No. 20200115000020140

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 \$260,200.00 executed and recorded simultaneously herewith.

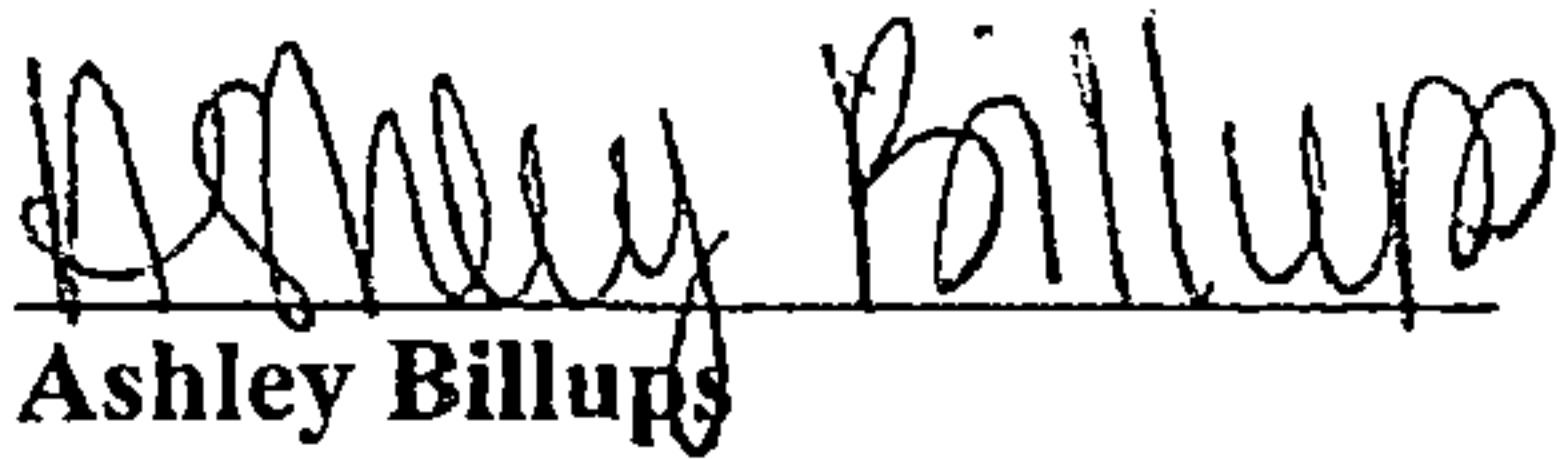
Ashley Billups is one and the same as Ashley Sawinski, Grantee in that deed deed dated 01/15/2020 and recorded on 01/15/2020 Instrument Number 20200115000020140 in the Probate Office of Shelby County, Alabama.

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 21st day of April, 2023.


LeAustin Billups


Ashley Billups



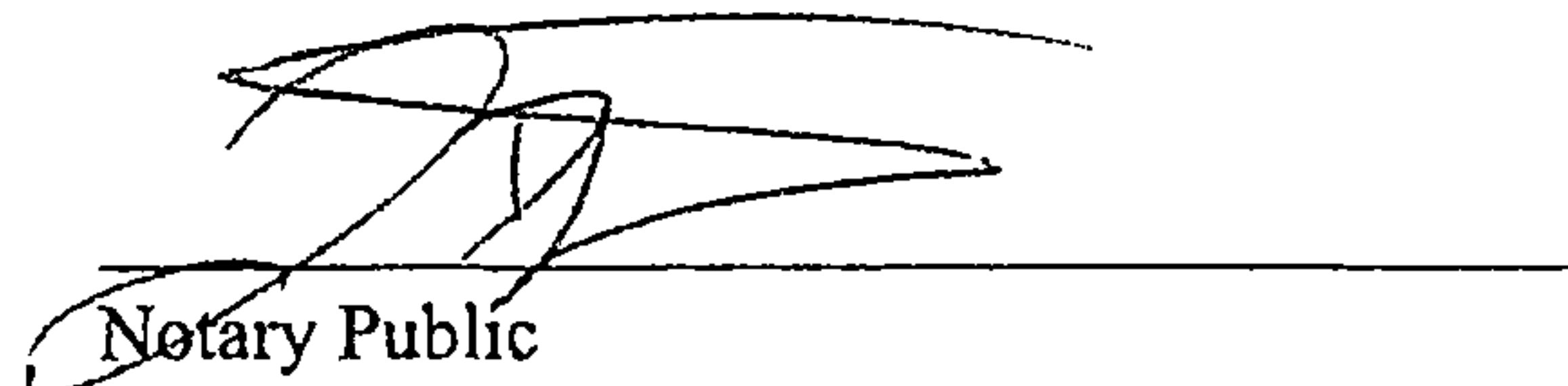
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2023 08:25:48 AM
\$30.00 PAYGE
20230424000116080

Allie S. Boyd

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **LeAustin Billups and Ashley Billups**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 21st day of April, 2023.


Notary Public

My commission expires

