

SEND TAX NOTICE TO:

Griffin Phillips and Marleigh Shoemaker
210 Chesser Loop Rd.
Chelsea, AL 35043-8338

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 TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$329,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daniel R. Nobbe and Sherry L. Nobbe, a married couple**, whose address is 2308 Timberline Drive, Rock Hill, SC 29730, (hereinafter "Grantor", whether one or more), by **Griffin Phillips and Marleigh Shoemaker**, whose address is 870 Ashbrook Trail, Columbiana, AL 35051-3095, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 210 Chesser Loop Rd., Chelsea, AL 35043-8338**, to-wit:

Lot 127, according to the Amended Map of Cottages at Chesser, Phase II, as recorded in Map Book 38, page 49 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Cottages at Chesser Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040511000248910 and First Amendment to Declaration as recorded in Instrument No. 20091008000381600, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

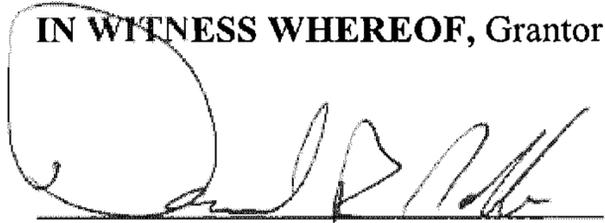
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$313,405.00 executed and recorded simultaneously herewith.

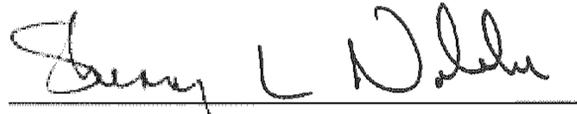
Subject to a third-party mortgage in the amount of \$5,000.00 executed and recorded simultaneously herewith.

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 24th day of April, 2023.



Daniel R. Nobbe

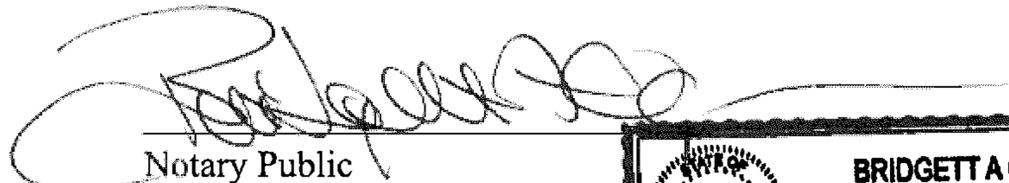


Sherry L. Nobbe

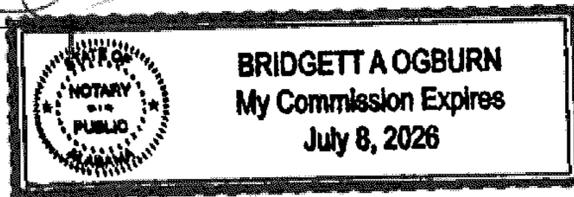
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel R. Nobbe and Sherry L. Nobbe whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2023.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/25/2023 03:03:19 PM
\$36.50 JOANN
20230425000120600

