

Send tax notice to:
GREGORY N JOHNSON
3039 MADISON 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

SHELBY COUNTY

2024060

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JERRYLN S PERRY, A SINGLE INDIVIDUAL**, whose mailing address is 2009 Grove Park Way Birmingham AL 35242 (hereinafter referred to as "Grantors") by **GREGORY N JOHNSON and VITA Z JOHNSON** whose property address is: **3039 MADISON LANE, 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 2-19, according to the Plat of Chelsea Park, 2nd Sector, as recorded in Map Book 34, page 22, 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, 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, 2nd Sector, recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions and easements as shown on recorded map.
3. Easement to Level 3 Communications, LLC recorded in Instrument 2000-0007 and Instrument 2000-0671 in probate Office.
4. Easement to Colonial Pipeline Company recorded in Deed Book 283, page 716, and Deed Book 253, page 324 in Probate Office.
5. Mineral and mining rights and rights incident thereto, recorded in Instrument 1997-9552; Instrument 2000-4450 and Instrument 2001-27341, in Probate Office.
6. Easement to U.S. Alliance for road, as set out in Instrument 2000-4454, in Probate Office.
7. Permanent Easement for water mains and/or Sanitary Sewer Main as recorded in Instrument 20040120000033550 I Probate Office.
8. Easement to Alabama Power Company recorded in Instrument 20051031000564090; Instrument 20060828000422650; Instrument 20050203000056210; Instrument 20050802000390130; Instrument 20051031000564100; Instrument 20050203000056190; Instrument 20051031000564050; Instrument 20050203000056190; Instrument

20050203000056200; Instrument 20060828000422540 and Instrument 20070517000231130 in Probate Office.

9. Conservation Easement and Declaration of Restrictions and Covenants recorded in Instrument 20041228000703980; Instrument 20041228000703990 and Instrument 20041228000703970, in Probate Office.
10. Easement Agreement as set out in Instrument 20040816000457750 in Probate Office.
11. Declaration of Easements and Master Protective Covenants of Chelsea Park, filed for record as Instrument 20041014000566950; Declaration of Covenants, Conditions and Restrictions recorded as Instrument 20050425000195430; Supplementary Declaration as recorded in Instrument 20151230000442840 and Instrument 2015123000442850, and Amendment as recorded in Instrument 20170728000271000 in Probate Office.
12. Declaration of Restrictive Covenants recorded in Instrument 20041014000960 in Probate Office.
13. Memorandum of Sewer Service Agreement as recorded in Instrument 20220909000351580 in Probate Office.

\$295,850.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set her hand and seal this the 8 day of March, 2024.

*Jerryln S. Perry by and through
her attorney in fact
Holly Perry Mattson*
JERRYLN S PERRY BY AND THROUGH
HER ATTORNEY IN FACT HOLLY
PERRY MATTSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOLLY PERRY MATTSON, whose name as ATTORNEY IN FACT FOR JERRYLN S PERRY is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she as Attorney in Fact executed the same voluntarily for and as the act of Jerryln S Perry on the day the same bears date.

Given under my hand and official seal this the 8 day of March, 2024.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2024 11:00:06 AM
\$34.50 JOANN
20240311000065300

Notary Public
Print Name: *Alvin S. Bayl*
Commission Expires: *12/31/2024*

Alvin S. Bayl

