

**SEND TAX NOTICE TO:**

Harriet Solms Mathews Revocable Trust  
213 Park View Circle  
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 FIFTEEN THOUSAND AND 00/100 (\$315,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gregory Allan Silvester and Johnna Barnes Silvester, a married couple**, whose address is 4104 Aldebaran Way, Mobile, AL 36693, (hereinafter "Grantor", whether one or more), by **Harriet Solms Mathews Revocable Trust**, whose address is 213 Park View Circle, 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 of **Harriet Solms Mathews Revocable Trust**, the following described real estate situated in Shelby County, Alabama, the address of which is **213 Park View Circle, Chelsea, AL 35043 to-wit:**

**Lot 1550, according to the Survey of Chelsea Park, 15th Sector, as recorded in Map Book 50, pages 62 A & B in the Probate Office of Shelby County, Alabama.**

**TOGETHER with the nonexclusive easement to the use of the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision recorded in Instrument No. 20041014000566950, amended in Instrument No. 20061229000634370, amended in Instrument No. 20110915000274050, amended in Instrument No. 20151230000442850, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 15th Sector, recorded in Instrument No. 20190617000212480 in the Probate Office of Shelby County, Alabama (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.

Subject to a third-party mortgage in the amount of \$0.00 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 29th day of March, 2024.

  
\_\_\_\_\_  
Gregory Allan Silvester

  
\_\_\_\_\_  
Johnna Barnes Silvester

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gregory Allan Silvester and Johnna Barnes Silvester 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 29th day of March, 2024.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 03-25-26

**PATRICK SKYLER MURPHY**  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/09/2024 01:03:00 PM  
\$340.00 BRITTANI  
20240409000101860

