

Send tax notice to:
Taylor Diamond
541 Chelsea Station Circle
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

2024151

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$424,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John A Maxwell and Heather R Maxwell, husband and wife** whose mailing address is: 194 Baron Drive Chelsea AL 35043 (hereinafter referred to as "Grantors") by **Taylor Diamond and Brooke Diamond** whose property address is: **541 Chelsea Station Circle, 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 60, according to the Survey of Chelsea Station, as recorded in Map Book 38, page 109, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

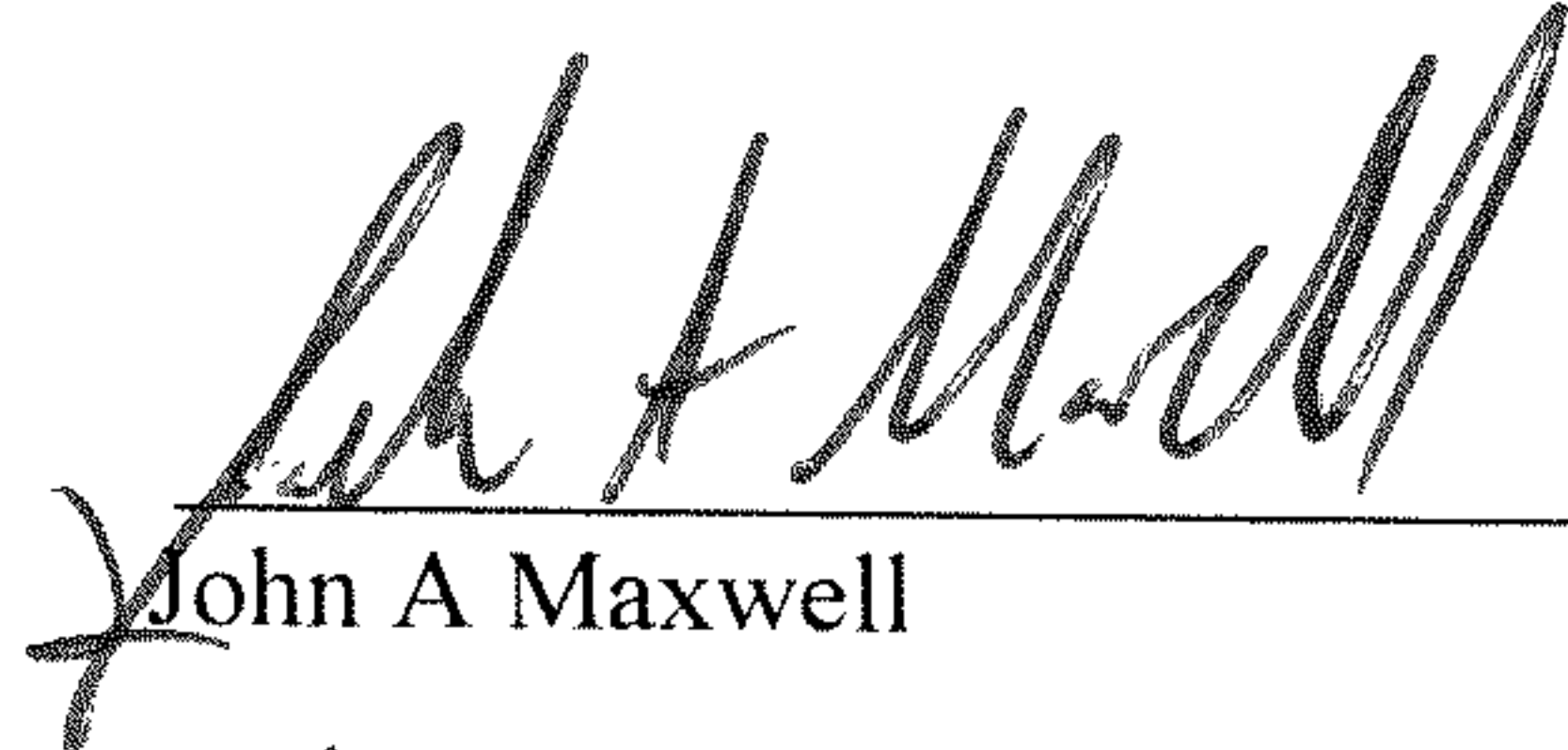
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 38, page 109, Shelby County Records.
3. Sanitary Sewer Agreement between Double Oak Water Reclamation, Inc. and Chelsea Stat., LLC as recorded in Instrument 20060816000399780, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Real 45, page 303, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 20070418000180100, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of recorded in Instrument 20070829000407640; 1st Amendment recorded in Instrument 20100430000132190; 2nd Amendment recorded in Instrument 20101008000335460 and 3rd Amendment recorded in Instrument 20120606000198470, in the Probate Office of Shelby County, Alabama.
7. Rights, Easements, Covenants & Restrictions to Alabama Power Company by instrument dated September 21, 1987 as referenced in Instrument 1994-36503 in the Probate Office of Shelby County, Alabama.
8. Perpetual Non-exclusive easement for ingress/egress recorded in Instrument 1994-36503 in the Probate Office of Shelby County, Alabama.
9. Office of Shelby County, Alabama.
10. No further subdivision of lots as restricted by recorded map.
11. Rights of others in and to the use of Lots 200, 201, 202, 203 and 204, designated as easements and Common Areas as shown on recorded map.
12. Partial Termination of Sewer Service Agreement dated 5/5/11, by and between Double Oak Water Reclamation, LLC and First Commercial Bank, a Division of Synovus Bank, filed for record 5/9/11, recorded in Instrument 20110509000139430, in the Probate Office of Shelby County, Alabama.
13. Memorandum of Sewer Service Agreement recorded in Instrument 20121102000422210, in the Probate Office of Shelby County, Alabama.

\$274,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its 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.

14 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2024.

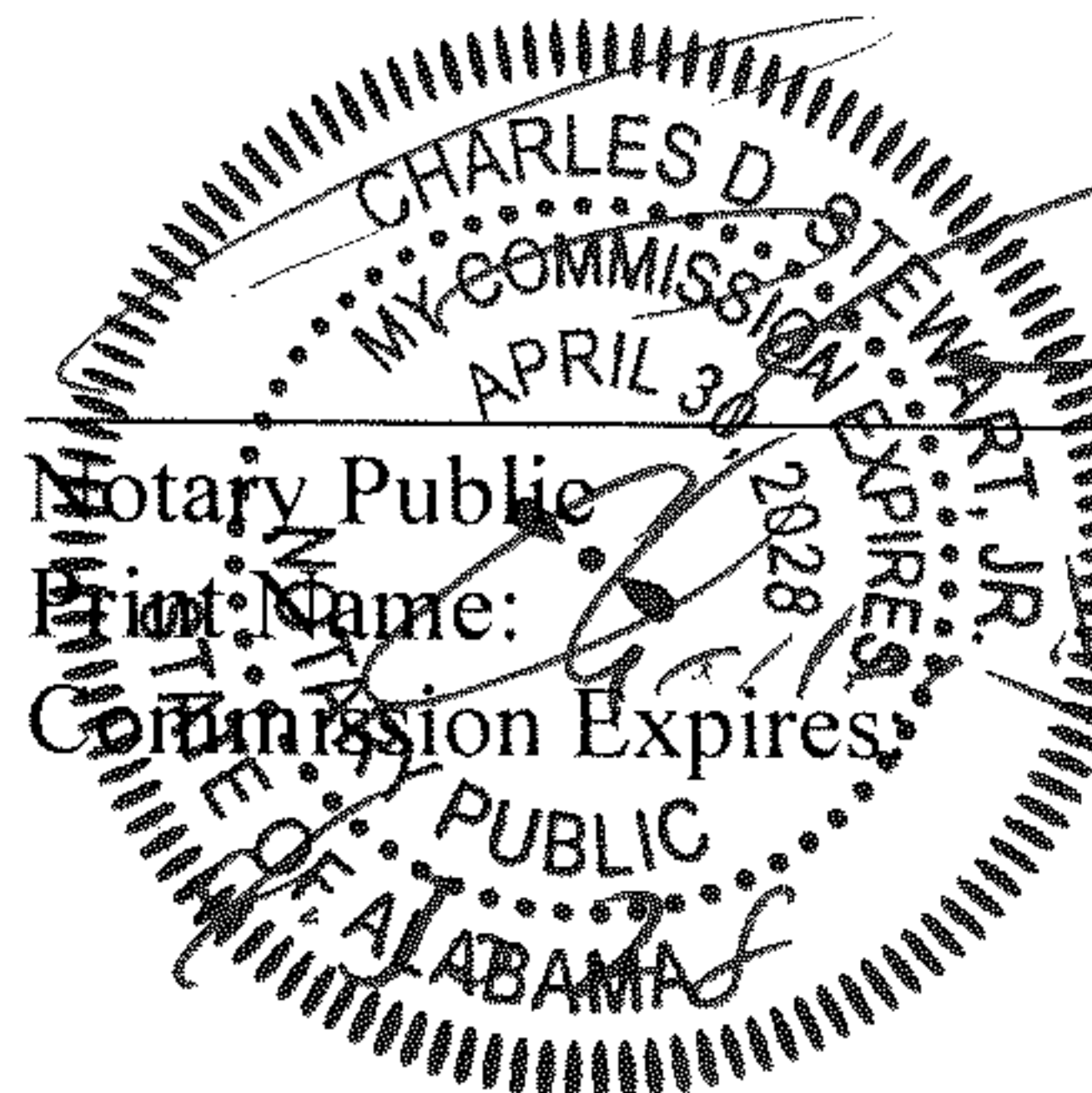
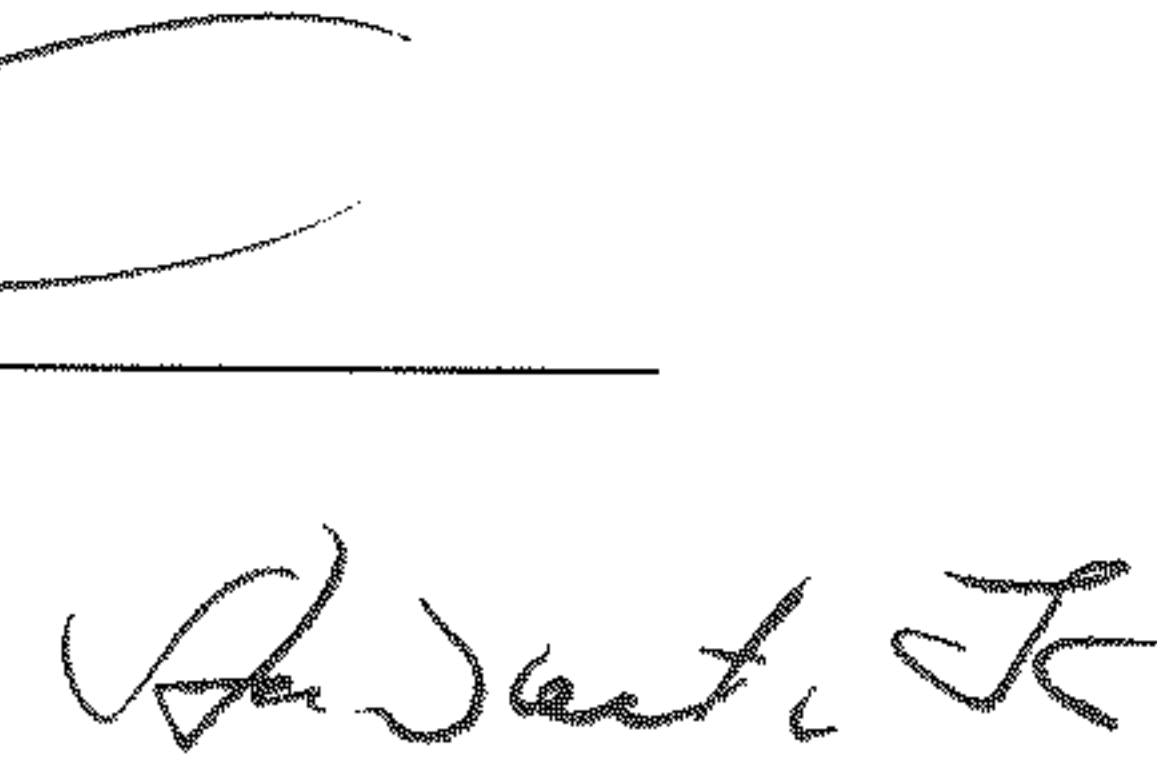

John A Maxwell


Heather R Maxwell

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 14 day of June, 2024.


Notary Public
Print Name: Charles D Stewart, Jr.
Commission Expires: April 30, 2028




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2024 09:31:01 AM
\$175.00 PAYGE
20240617000179370

