

Prepared By:
Stan McDonald / Jacob Title, LLC
2101 W. Clinton Ave
Suite 301
Huntsville, AL 35805
File #: 2024-1089

Purchase Price: \$213,018.23

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Kenny Chancellor and Shelley Chancellor, husband and wife**, whose address is 232 Windsor Court, Alabaster, Alabama 35007 (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, by **Benchmark Homebuyers, LLC, an Alabama Limited Liability Company**, whose address is 6480 Winslow Parc Ln, Trussville, AL 35173 (hereinafter referred to as "Grantee"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

LOT 70 ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE 2, SECTOR 6, AS RECORDED IN MAP BOOK 21, PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PHYSICAL ADDRESS OF PROPERTY: 903 Jackson Circle, Helena, AL 35080

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

This conveyance is made SUBJECT TO that certain mortgage dated February 17, 2022 in favor of Rocket Mortgage, LLC fka Quicken Loans, LLC in the original principal amount of \$ 203,478.00, recorded in the Office of the Judge of Probate of Shelby County, Alabama in Document No. 20220224000079620, carrying loan number 3494029229, which has an outstanding balance of \$193,272.35 of which the Grantee agrees to take responsibility for and pay. This mortgage account also has a HUD mortgage dated February 29, 2024 attached to the same loan number which is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Document No. 20240311000065010 with an outstanding balance of \$ 4,745.88 of which the Grantee also agrees to take responsibility for and pay

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

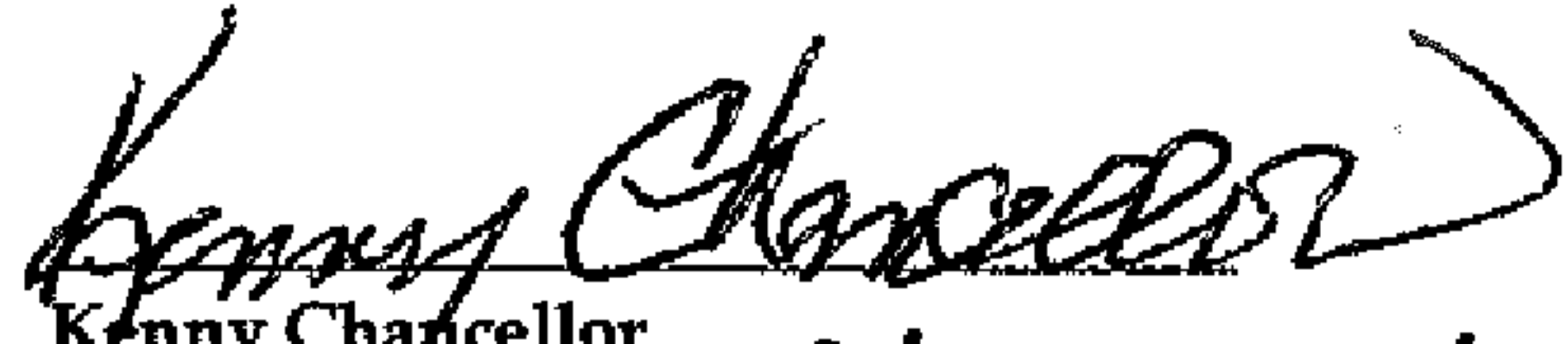

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors do hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have set their hands and seals on this the 7th day of August, 2024.

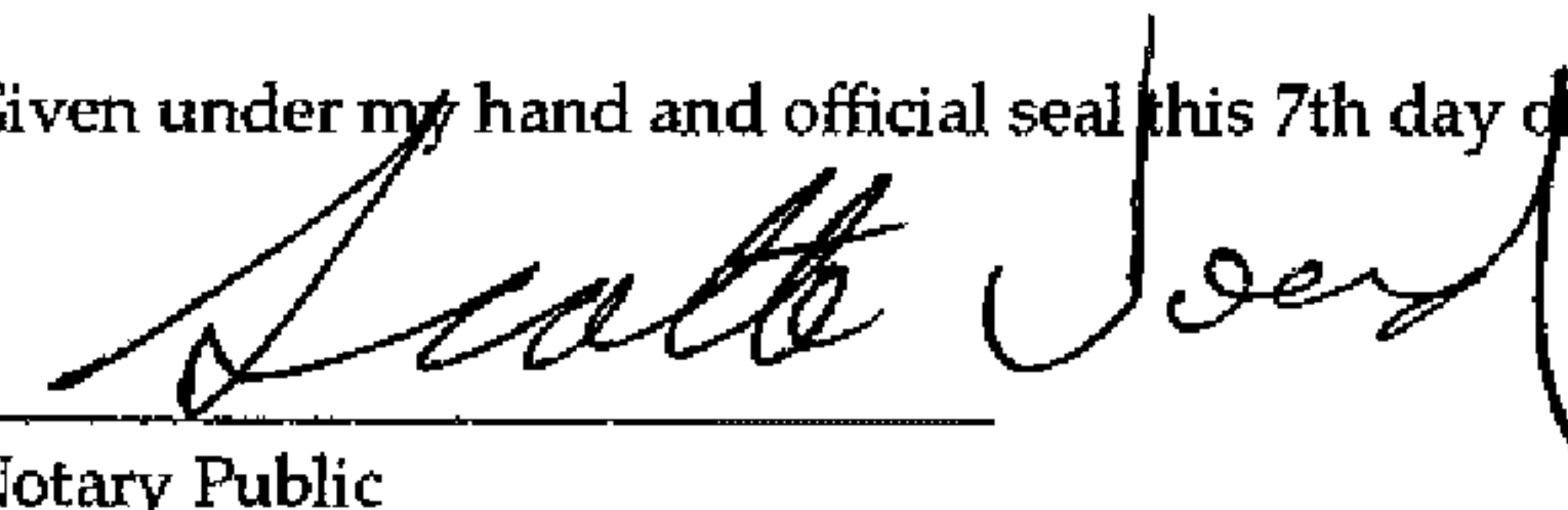

Kenny Chancellor

Shelley Chancellor

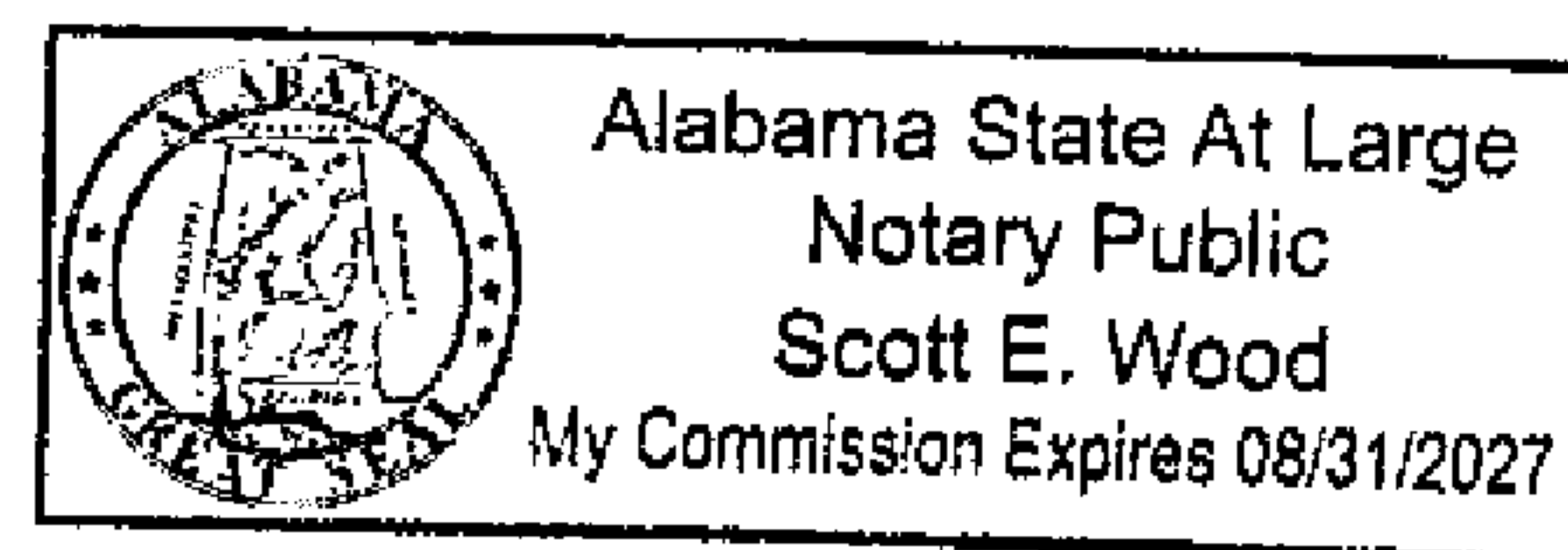
STATE OF ALABAMA

COUNTY OF Madison

I, the undersigned Notary Public in and for said County and State, hereby certify that Kenny Chancellor and Shelley Chancellor, 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 7th day of August, 2024.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2024 01:43:37 PM
\$238.50 JOANN
20240809000248590

