

Send tax notice to:
Christopher D Miller
488 Lake Chelsea Way
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

2025010

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Sixty Thousand and 00/100 Dollars (\$460,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **T2, LLC, a limited liability company**, whose mailing address is **6069 English Village Lane, Birmingham, AL 35242**, (hereinafter referred to as "Grantor") by **Christopher D Miller** whose property address is: **488 Lake Chelsea Way, Chelsea, AL, 35043** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9-67, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, page 47, 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, and 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, 9th Sector, and Chelsea Park Residential Association, Inc., as recorded in Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not due and payable until October 1, 2025.
2. Building lines, rights of way, easements, restrictions, reservations and conditions, if any, of record.
3. Easement to Level 3 Communications, LLC, recorded in Inst. No. 2000-0007 and Inst. No. 2000-0671 in the Probate Office.
4. Easement to Colonial Pipeline Company recorded inn Deed Book 283, page 716; and Deed Book 253, page 324 in the Probate Office.
5. Easements, covenants, conditions, restrictions and reservations and agreements recorded in Inst. No. 20040816000457750 in the Probate Office.
6. Notice of Final Assessment of Real Property recorded in Inst. No. 20050209000065530 in the Probate Office.
7. Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvements District Two Articles of Incorporation recorded in Inst. No. 20041223000699630 in the Probate Office.
8. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, set out in Inst. No. 20041014000566960, along with Articles of Incorporation of Chelsea Park Residential Association, Inc.

recorded in Inst. No. 200413-8336 (Jefferson County) and By-Laws thereto, recorded in Inst. No. 20051229000659740 and Inst. No. 20060920000468120 in the Probate Office.

- 9. Declaration of Restrictive Covenants recorded in Inst. No. 200308150000539670 in Probate Office.
- 10. Right of way granted to Alabama Power Company recorded in Inst. No. 20060630000314940; Inst. No. 20050203000056210 and Inst. No. 20060828000422650 in the Probate Office.
- 11. Covenants releasing any predecessor in title from liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or substance conditions, set out in Inst. No. 20061229000634390 and Inst. No. 20080107000008980 in the Probate Office.
- 12. Covenants, conditions, restrictions, reservation of easements, general permit requirements and release of damages recorded in Inst. No. 2011-36885 in the Probate Office.

\$444,647.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

There have been no changes or alterations to the Articles of Organization or Operating Agreement of T2, LLC.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, T2, LLC, by , its , who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29 day of January, 2025.

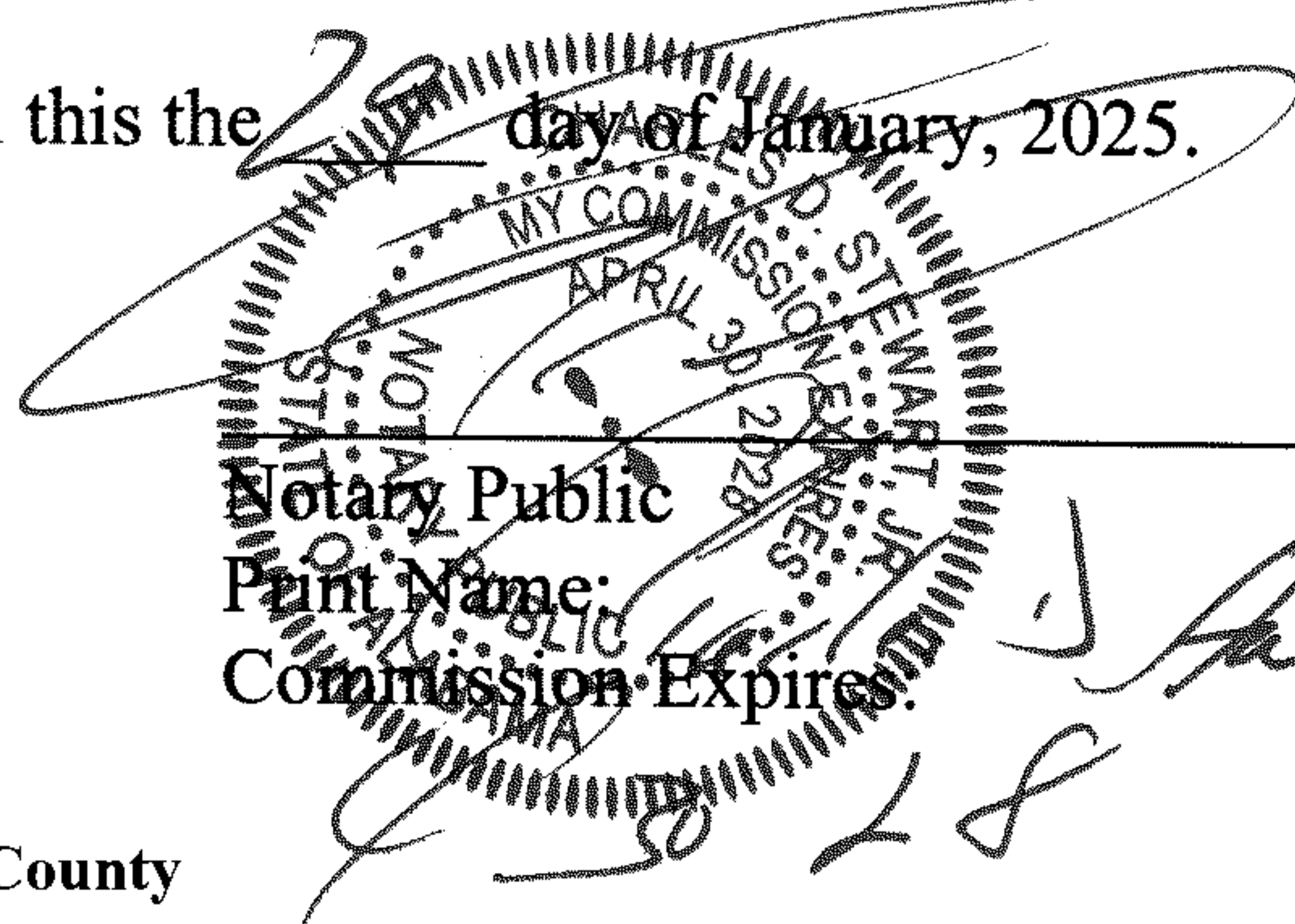

T2, LLC

By: 
C Alan Thompson, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C Alan Thompson, whose name as Member of T2, LLC, 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 and with full authority, executed the same voluntarily for and as an act of said limited liability company.

Given under my hand and official seal this the 29 day of January, 2025.


Notary Public
Print Name: Stewart J. R. Stewart
Commission Expires: April 30, 2028


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/30/2025 12:20:32 PM
\$40.50 PAYGE
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