

Send tax notice to:  
Kimbra Sellers  
4127 Park Crossings Drive  
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

2025012

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$429,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Mark Allen Sly, an unmarried individual, and Linda Marlene Sly an unmarried individual**, whose mailing address is 109 Beacon Road Columbiana, AL 35051 (hereinafter referred to as "Grantors") by **Kimbra Sellers and Jamie Bishop** whose property address is: **4127 Park Crossings Drive, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1412, according to the Survey of Chelsea Park, 14th Sector, Park Crossings, as recorded in Map Book 47, page 96 A & B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Building setback lines, rights of way and easements as shown on Map Book 47 page 96 A & B.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability, as recorded in Deed Book 244, page 587; Instrument No. 1997-9552; Inst. No. 2000-94450, corrected in Inst. No. 2001-27341, and Instrument No. 20160830000314830.
4. Declaration of Easements and Master Protective Covenants recorded in Instrument No. 20041014000566950; Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061229000634370, as amended and supplemented by Instrument No. 20151230000442850; and Amendment to Declaration of Easement and Master Protective Covenants recorded in Instrument No. 20170728000271000.
5. Easement to Alabama Power Company recorded in Instrument 20050203000056190.
6. Articles of Incorporation of Chelsea Park Improvement District Three recorded in Instrument No. 20041223000699640 and Notice of Final Assessment recorded in Instrument No. 20050209000065540.
7. Articles of Incorporation of Chelsea Park Residential Association recorded in Inst. No. 200413/8836 in the Probate Office of Jefferson County, Alabama.
8. Articles of Incorporation of The Chelsea Park Cooperative District recorded in Inst. No. 20050714000353260.
9. Memorandum of Sewer Service Agreements regarding Chelsea Park recoded in Instrument No. 20121107000427750.

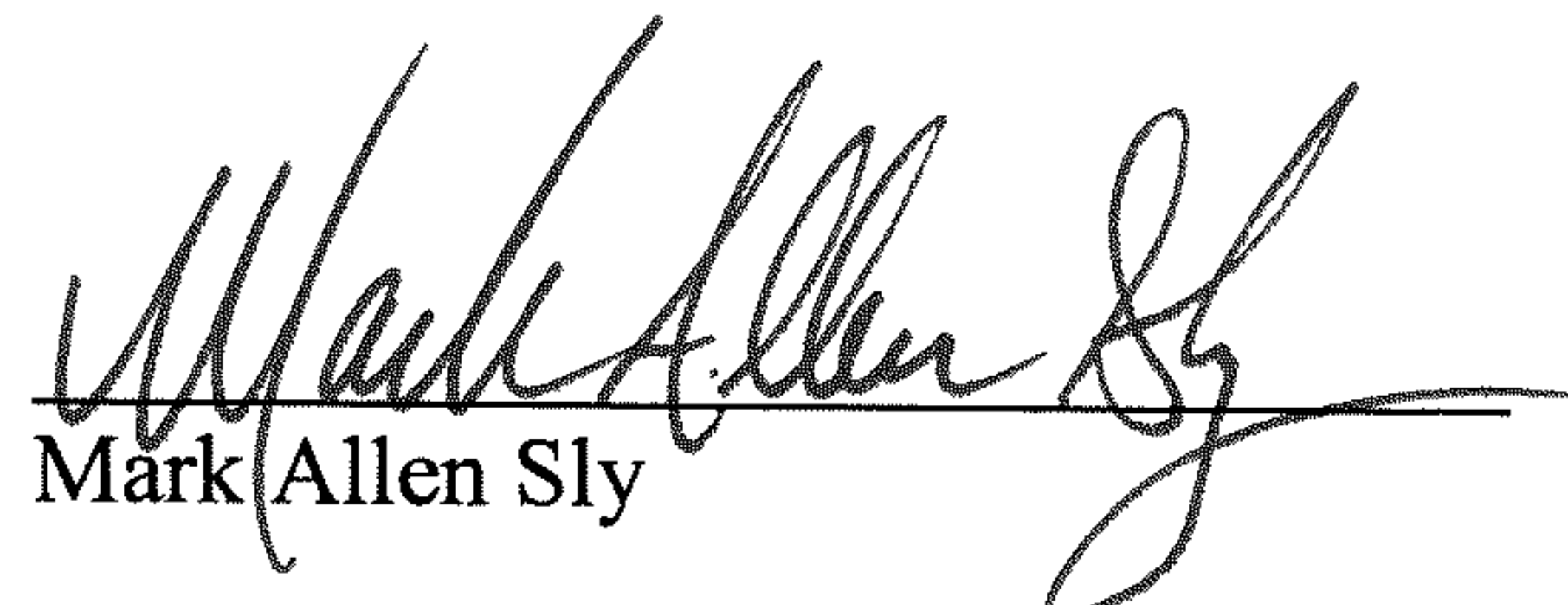
10. Easement to the Town of Chelsea recorded in Inst. No. 20040107000012460.
11. Restrictions, conditions, covenants, easements, reservations, exceptions, limitations, release of damages and mineral rights recorded in Instrument No. 20110915000274050.
12. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20110915000274050.

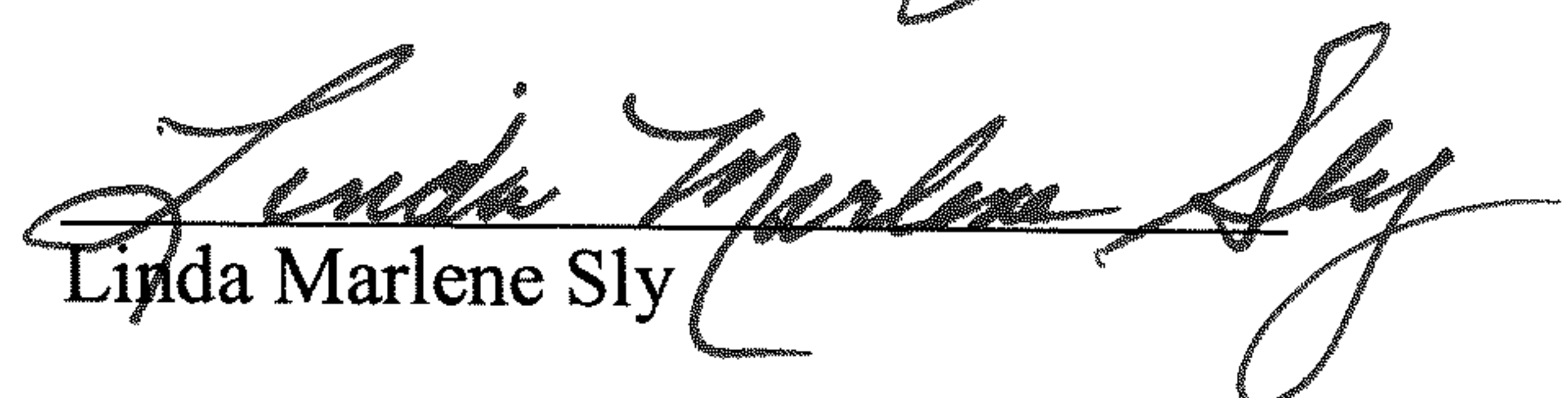
\$215,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 30 day of January, 2025.

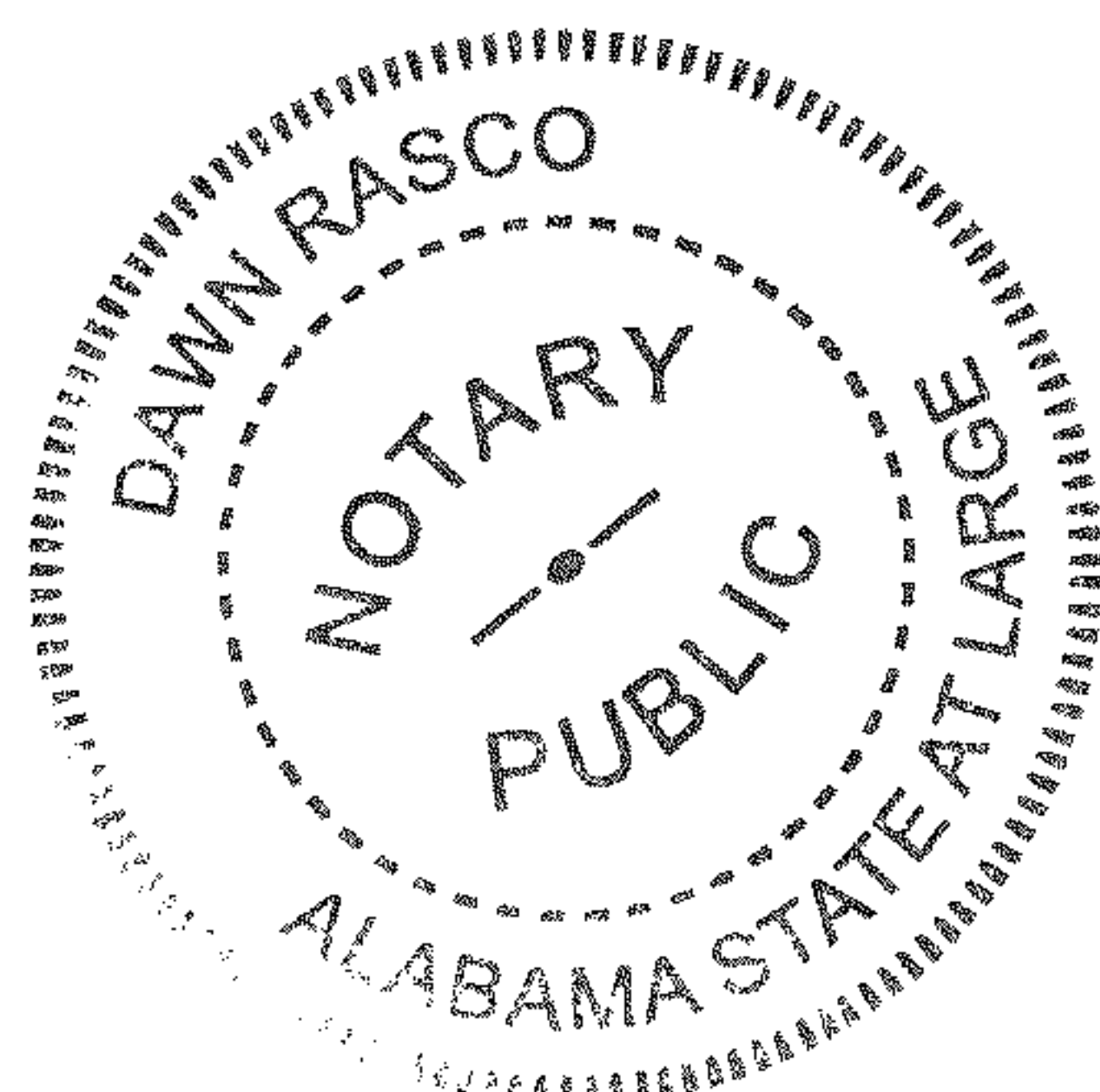
  
Mark Allen Sly

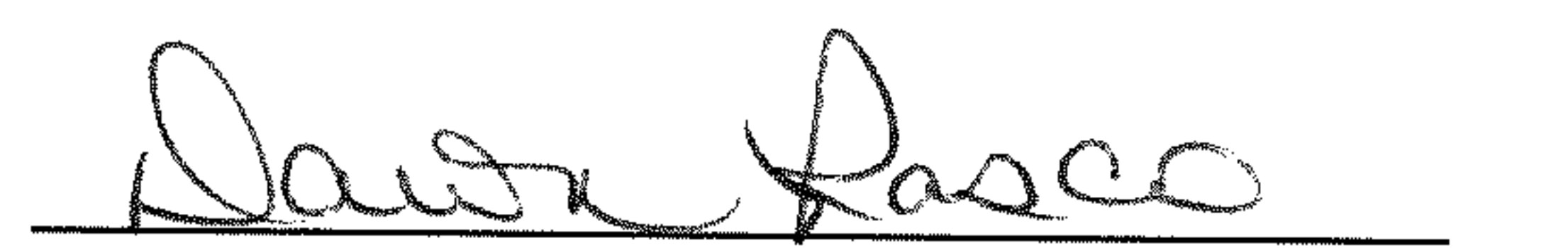
  
Linda Marlene Sly

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Allen Sly and Linda Marlene Sly whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of January, 2025.



  
Notary Public  
Print Name: Dawn Rasco  
Commission Expires: 3/23/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2025 01:13:37 PM  
\$240.00 BRITTANI  
20250203000032690

