

Send tax notice to:
John Adam Chamblee
45 El Camino Real
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

2025156T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Thousand and 00/100 Dollars (\$900,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **R Barry Clements and S Clare Clements, husband and wife,** whose mailing address is 128 CARRIAGE CIRCLE PATH CHELSEA AL 35043 (hereinafter referred to as "Grantors") by **John Adam Chamblee and Teresa Clare Chamblee** whose property address is: **45 El Camino Real, 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 20, according to the Survey of High Chapparral, First Sector, as recorded in map Book 12, Page 57 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. Easements, setback lines and rights of way as shown on Map recorded in Map Book 12 Page 57.
3. Restrictions for High Chaparral First Sector Recorded on July 26, 1988, in Book 196 Page 238.
4. Restrictions for High Chaparral First Sector Recorded on August 02, 1988, in Book 197 Page 240.
5. Variance to Restrictions Recorded on February 14, 1989, in Book 226 Page 555.
6. Waiver and Variance to Restrictions Recorded on May 09, 1989, in Book 237 Page 729.
7. Waiver and Variance to Restrictions Recorded on January 05, 1990, in Book 273 Page 75.
8. Declaration of Protective Covenants for High Chaparral Sector B Recorded on October 28, 1992, in Instrument No. 1992-25023.
9. Amendment to Declaration of Restrictions and Protective Covenants for High Chaparral a Residential Subdivision First Sector and Sector B Recorded on March 26, 1996, in Instrument No. 1996-09688.
10. Supplementary Declaration of Protective Covenants for High Chaparral Sector B 1st Addition Recorded on June 26, 1997, in Instrument No. 1997-19923.
11. Amendment to Restrictions for High Chaparral First Sector Recorded on October 28, 1992, in Instrument No. 1992-25021.

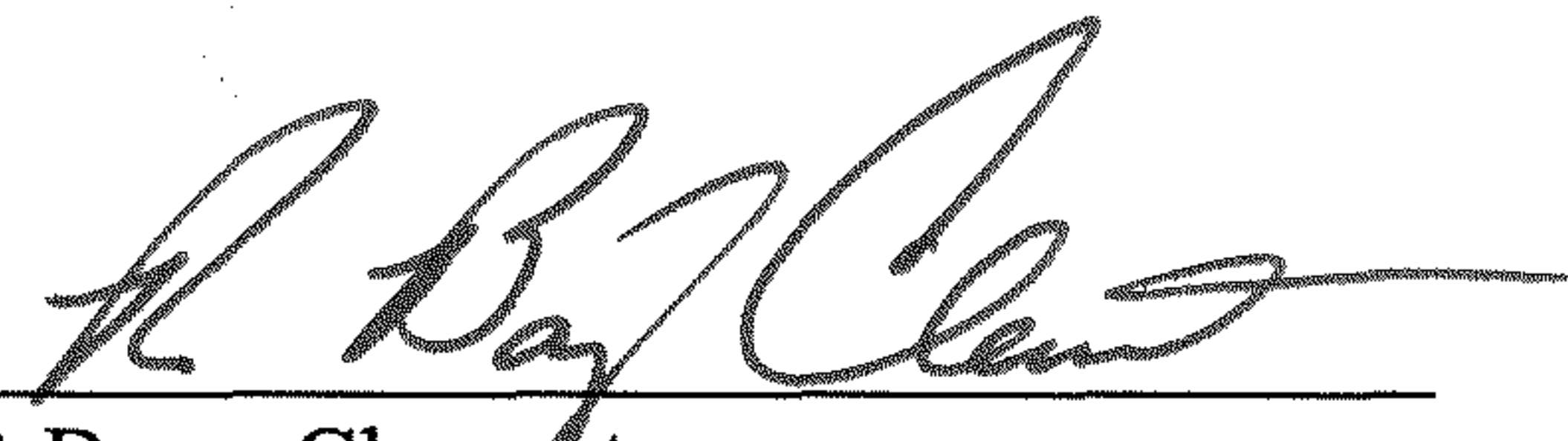
12. Vacation of Restrictions for High Chaparral Second Sector Recorded on October 28, 1992, in Instrument No. 1992-25022.
13. Pipeline Easement Recorded in Book 112 Page 228.
14. Right of Way Deed for Public Road Recorded in Book 135 Page 178.
15. Easement and Right of Way Recorded in Book 147 Page 44.
16. Right of Way Deed for Public Road Recorded in Book 177 Page 57.
17. Statutory Warranty Deed Recorded in Book 187 Page 178.
18. Easement Recorded in Book 220 Page 471.
19. Right of Way Easement Recorded in Book 221 Page 848.
20. Declaration of Easement and Restrictive Covenant Recorded in Instrument No. 1992-25020
21. Articles of Incorporation Recorded in Book 034 Page 226.
22. Articles of Amendment to the Articles of Incorporation of Cloud and Estes, Inc Recorded in Instrument No. 1992-25940.
23. Contract, Release and Agreement Recorded in Instrument No. 1996-09689.

\$540,000.00 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 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 29 day of May, 2025.

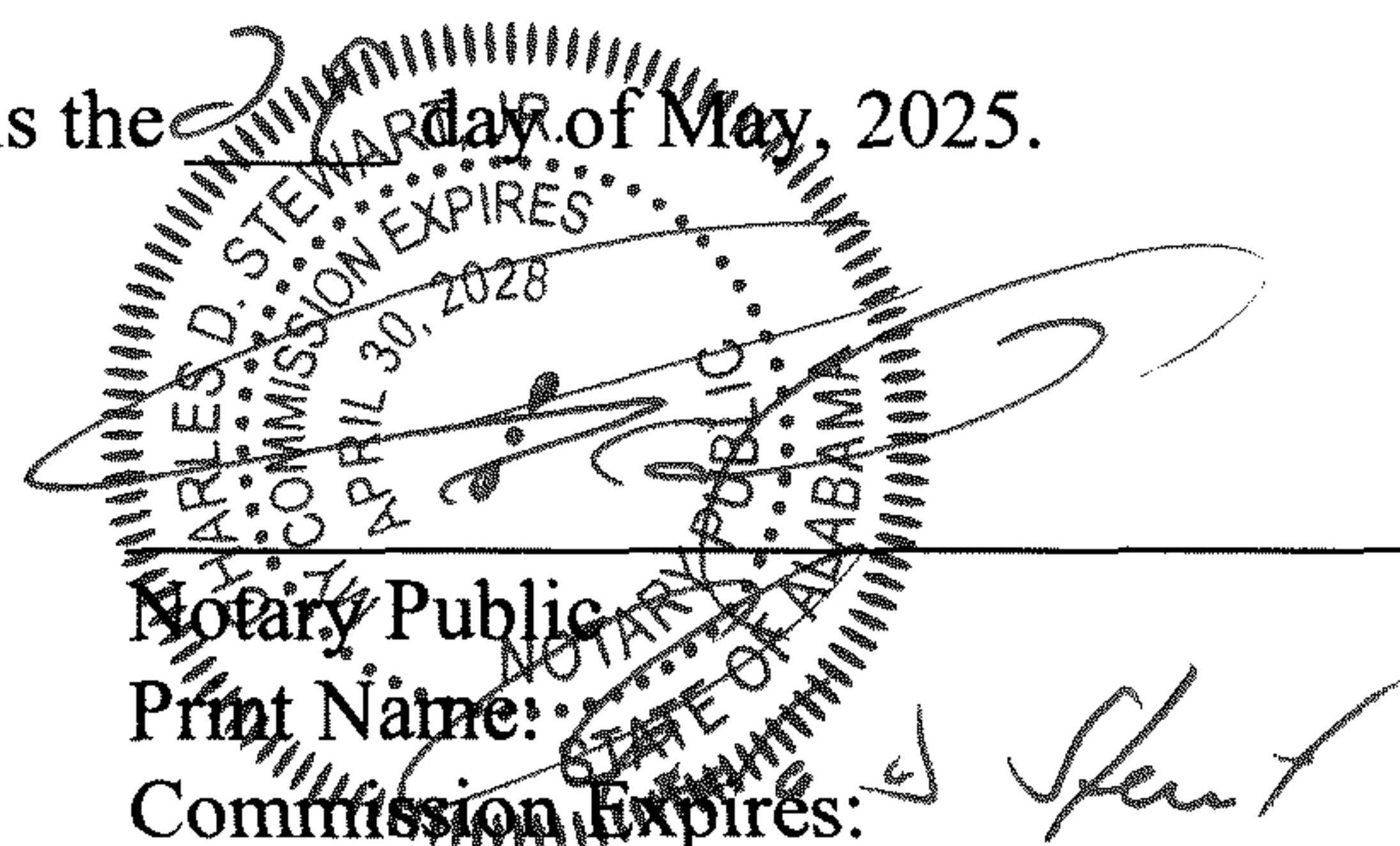

R Barry Clements


S Clare Clements

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R Barry Clements and S Clare Clements 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 29 day of May, 2025.


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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 10:13:15 AM
\$385.00 KELSEY
20250602000166500

