

SEND TAX NOTICE TO:
Matthew James Leaman and Christina
Danielle Zirolì
3088 Chelsea Park Ridge
Chelsea, Alabama 35043

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Four Hundred Thousand dollars & no cents (\$400,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Virginia H. Morgan and John Morgan, Jr., wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Matthew James Leaman and Christina Danielle Zirolì

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4-37, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate 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, executed by the Grantor 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 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

\$330,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Virginia H. Morgan is one and the same as Virginia H. Aycox, that grantee in the deed recorded in Instrument #20200702000276760 of the Probate Records of Shelby County, Alabama.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2506014

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 34, Page 147 A and B.

Deed - Minerals, Resources and Groundwater Recorded on 06/11/2012 in Instrument No. 20120611000206180.

Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.

Easement to Level 3 Communications, LLC, recorded in Instrument 2000-0007 and Instrument 2000-0671, in the Probate Office of Shelby County, Alabama.

Easement to Colonial Pipeline Company recorded in Deed Book 283, page 716 and Deed Book 253, page 324, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552; Instrument 2000-4450 and Instrument 2001 -27341, in the Probate Office of Shelby County, Alabama.

Easement to U.S. Alliance for road, as set out in Instrument 2000-4454, in the Probate Office of Shelby County, Alabama.

Conservation Easement recorded in Instrument 20041228000703970; Instrument 2004 1 228000703 980 and Instrument 20041228000703990 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 20051031000564090; Instrument 20060828000422650; Instrument 20050203000056210; Instrument 20050802000390130; Instrument 200503 1000564100; Instrument 20050203000056 190; Instrument 2005103 1000564050; Instrument 20050203000056200; Instrument 20060828000422540; and in Instrument 20070517000231 130 in the Probate Office of Shelby County, Alabama.

Permanent Easement for water mains and/or Sanitary Sewer Main to the City of Chelsea as recorded in Instrument 20040120000033550, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument 200413/8336, in the Probate Office of Jefferson County, Alabama.

Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, page 111, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument 20041223000699620, in the Probate Office of Shelby County, Alabama.

Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision FILED for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, and Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument No. 20050425000195430.

Restrictions recorded in Instrument 200308 1 50005 3 9670 in the Probate Office of Shelby County, Alabama.

Easement Agreement between Chelsea Park Investments Ltd, Chelsea Park Inc., and Chelsea Park Properties Ltd as set out in Instrument 2004081 6000457750, in the Probate Office of Shelby County, Alabama.


Agreement dated October 10, 2013 regarding fence and post located on 3084 Chelsea Park Ridge by and between Rema Snider and Jeff and Kimberly Wilson establishing conditions and limitations agreed therein as recorded in Instrument No. 2013101500041 1090.

Conservation Easement and Declaration of Restrictions and Covenants recorded in Instrument 20041228000703980, Instrument 20041228000703990 and in Instrument 20041228000703970, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **June 20, 2025**.

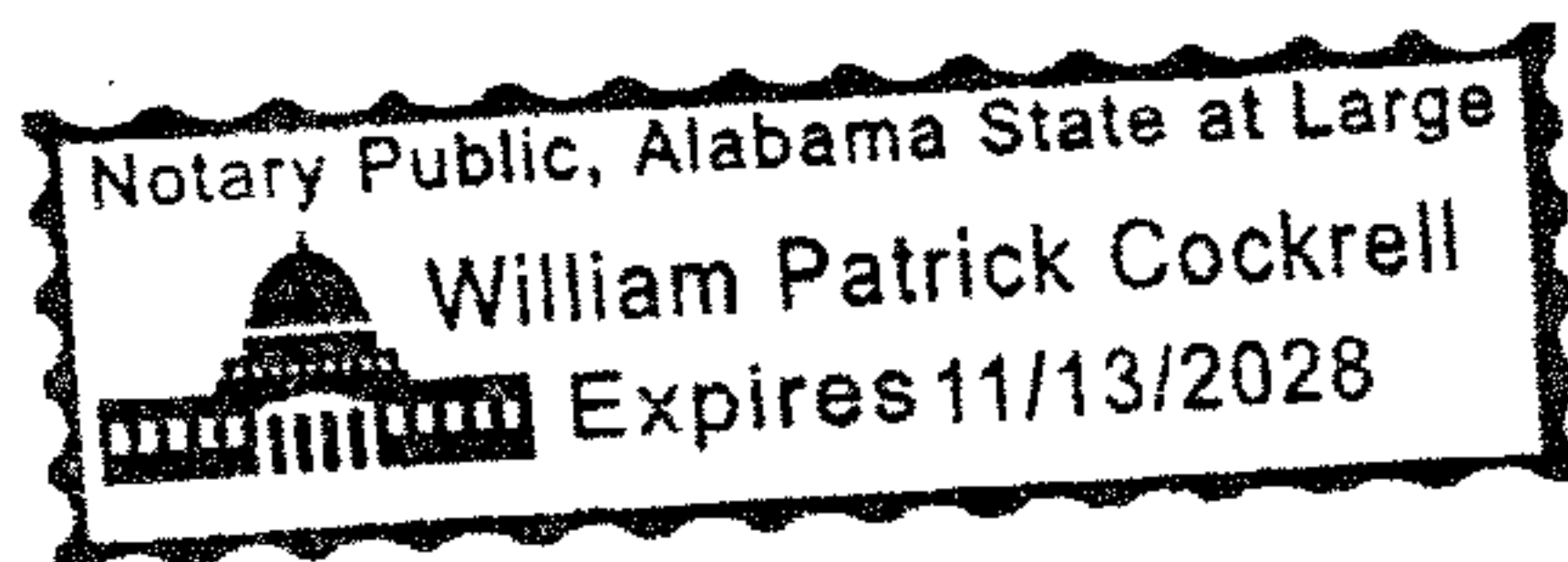
 (Seal)
John Morgan, Jr.

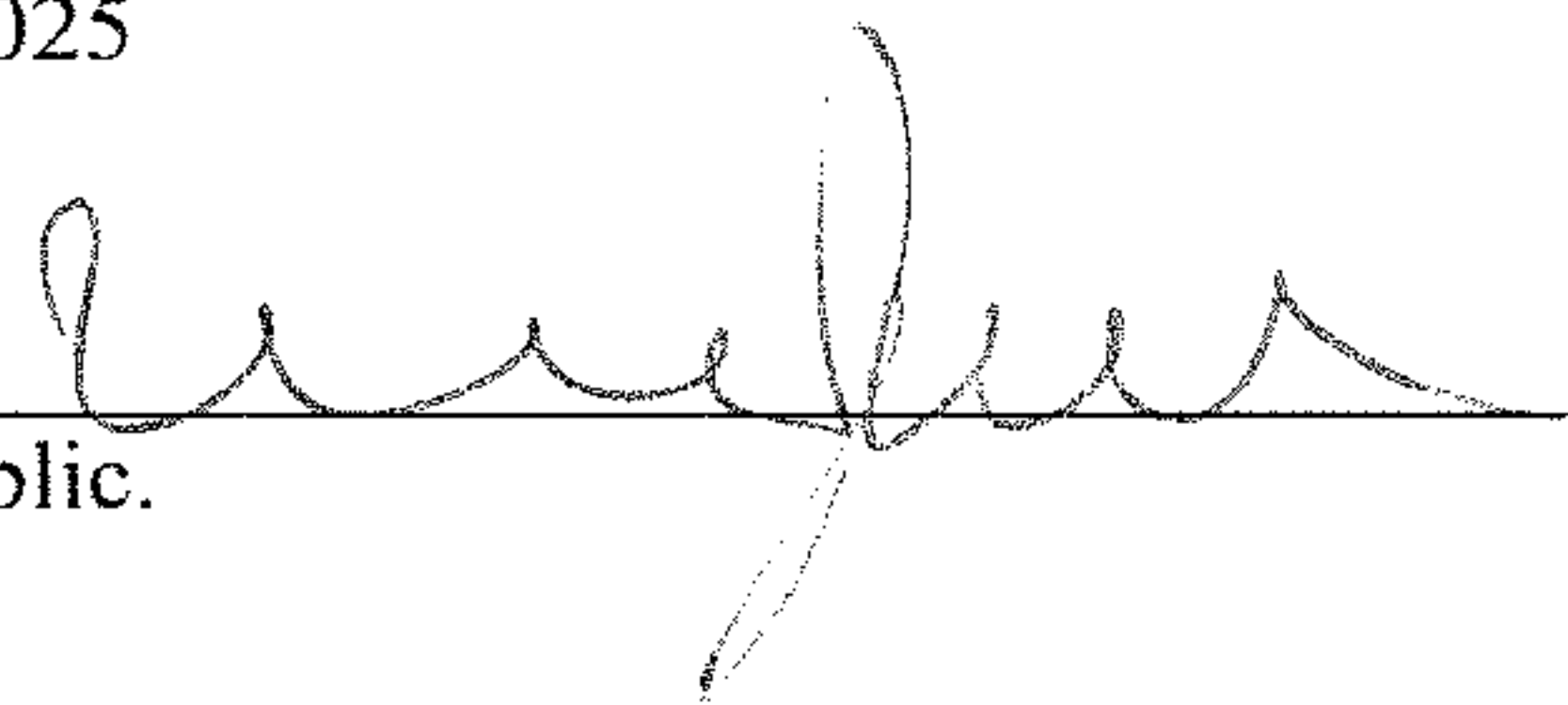
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Morgan, Jr.**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 20th day of June, 2025

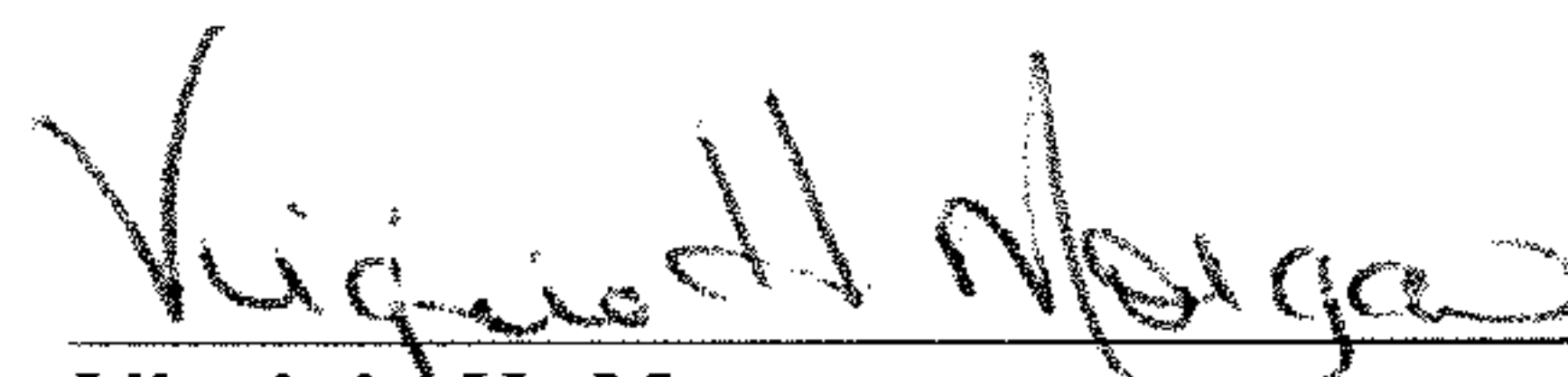



Notary Public.

(Seal)

My Commission Expires: _____

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **June 24, 2025**.



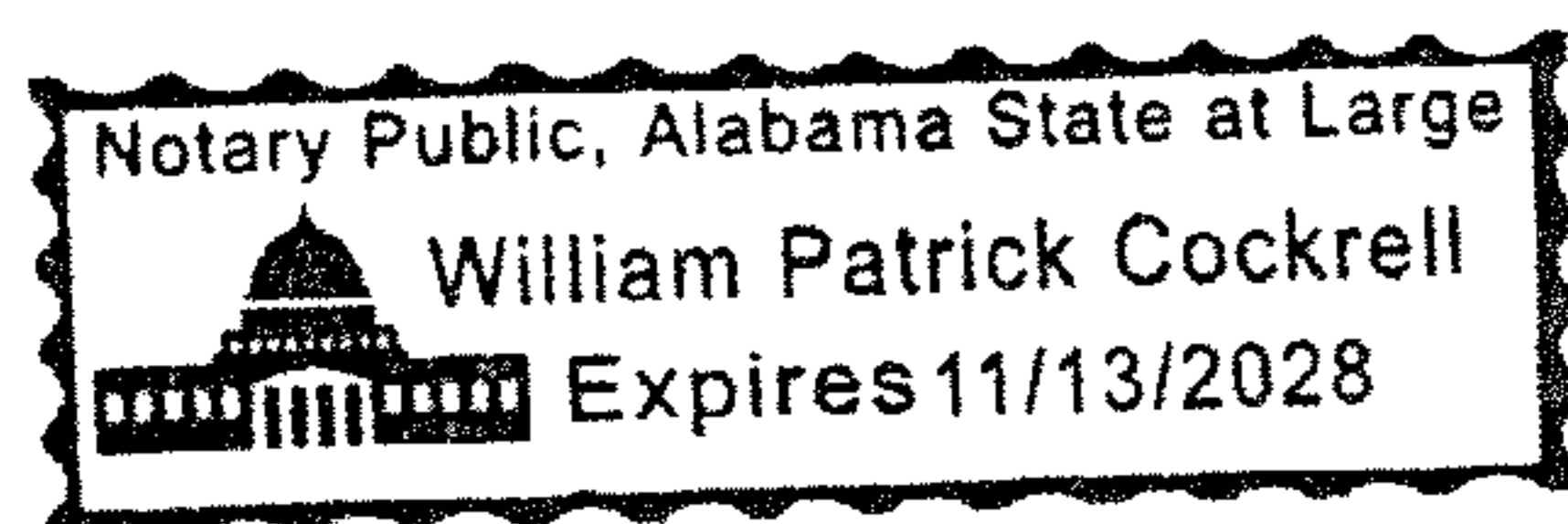
Virginia H. Morgan (Seal)

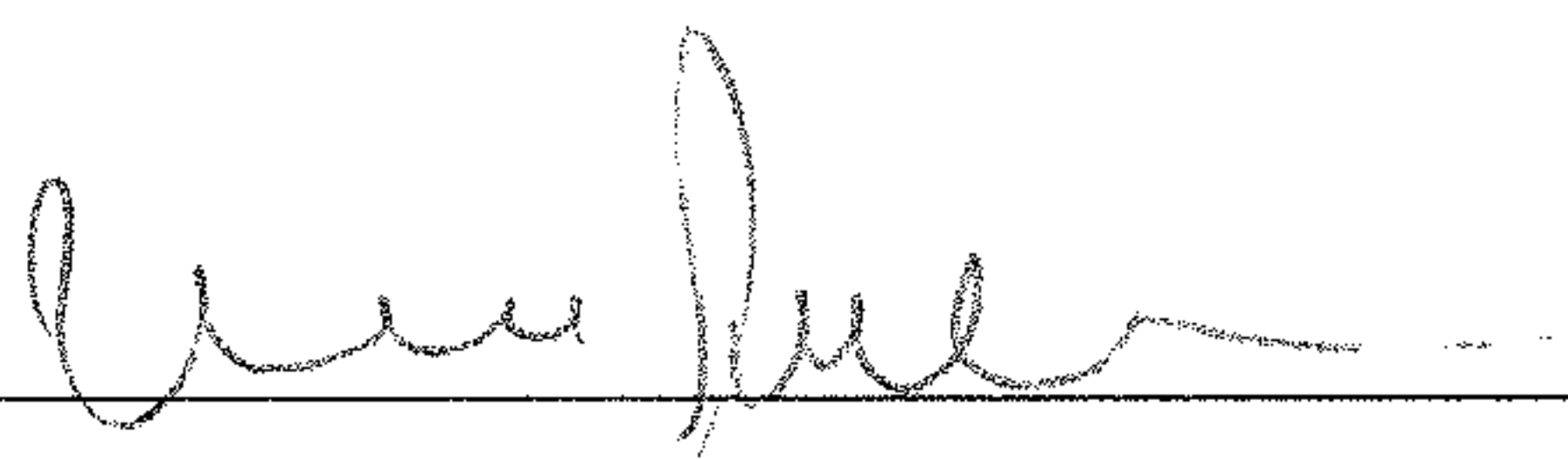
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Virginia H. Morrgan**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 24th day of June, 2025





Notary Public.
(Seal)
My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2025 11:43:11 AM
 \$105.00 BRITTANI
 20250624000191670

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Virginia H. Morgan and John Morgan, Jr.

Grantee's Name Matthew James Leaman and Christina Danielle Zirolì

Mailing Address 761 Valley Circle
 Leeds, Alabama 35094

Mailing Address 3088 Chelsea Park Ridge
 Chelsea, Alabama 35043

Property Address 3088 Chelsea Park Ridge
 Chelsea, Alabama 35043

Date of Sale 06/24/2025

Total Purchase Price \$400,000.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6.24.2025

Print Matthew James Leaman

Unattested

[Signature]
 (verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one