

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC
2188 Parkway Lake Drive, Suite 101
Hoover, Alabama 35244

SEND TAX NOTICE TO:
Jason L. Watters
3006 Chelsea Park Ridge
Chelsea, AL. 35242

STATUTORY WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of **One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

D.R. Horton, Inc. - Birmingham
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Jason Watters and Elizabeth Watters

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-18, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, page 147A and 147b, 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 Chelssa Park, a Residential Subdivision, executed by the Grantor and filed for record as Inst. 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 Assoc., Inc. And recorded in Inst. No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Inst. 20040816000457750, in the Probate Office of Shelby County, Alabama.

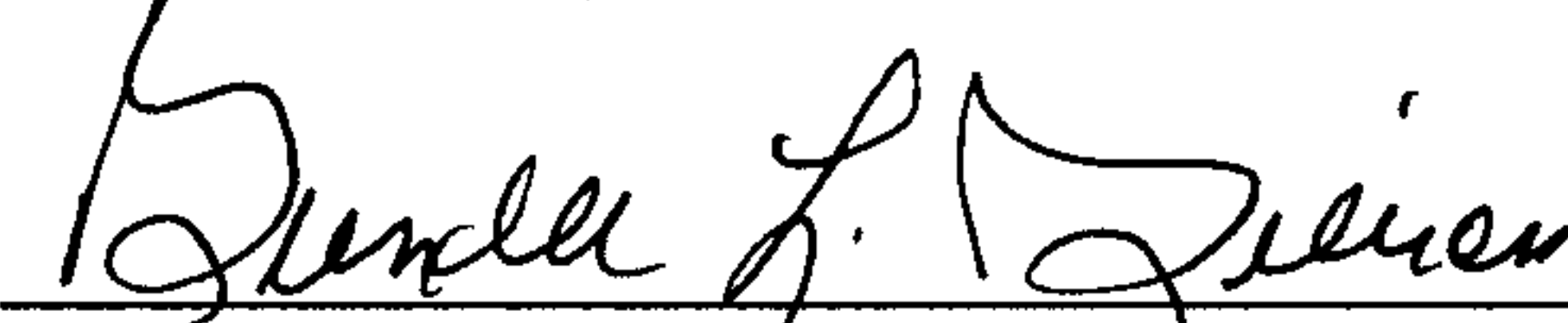
Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.
\$180,405.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, unto the said GRANTEE 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, hereto set his/her signature and seal this the 21st day of July, 2014.

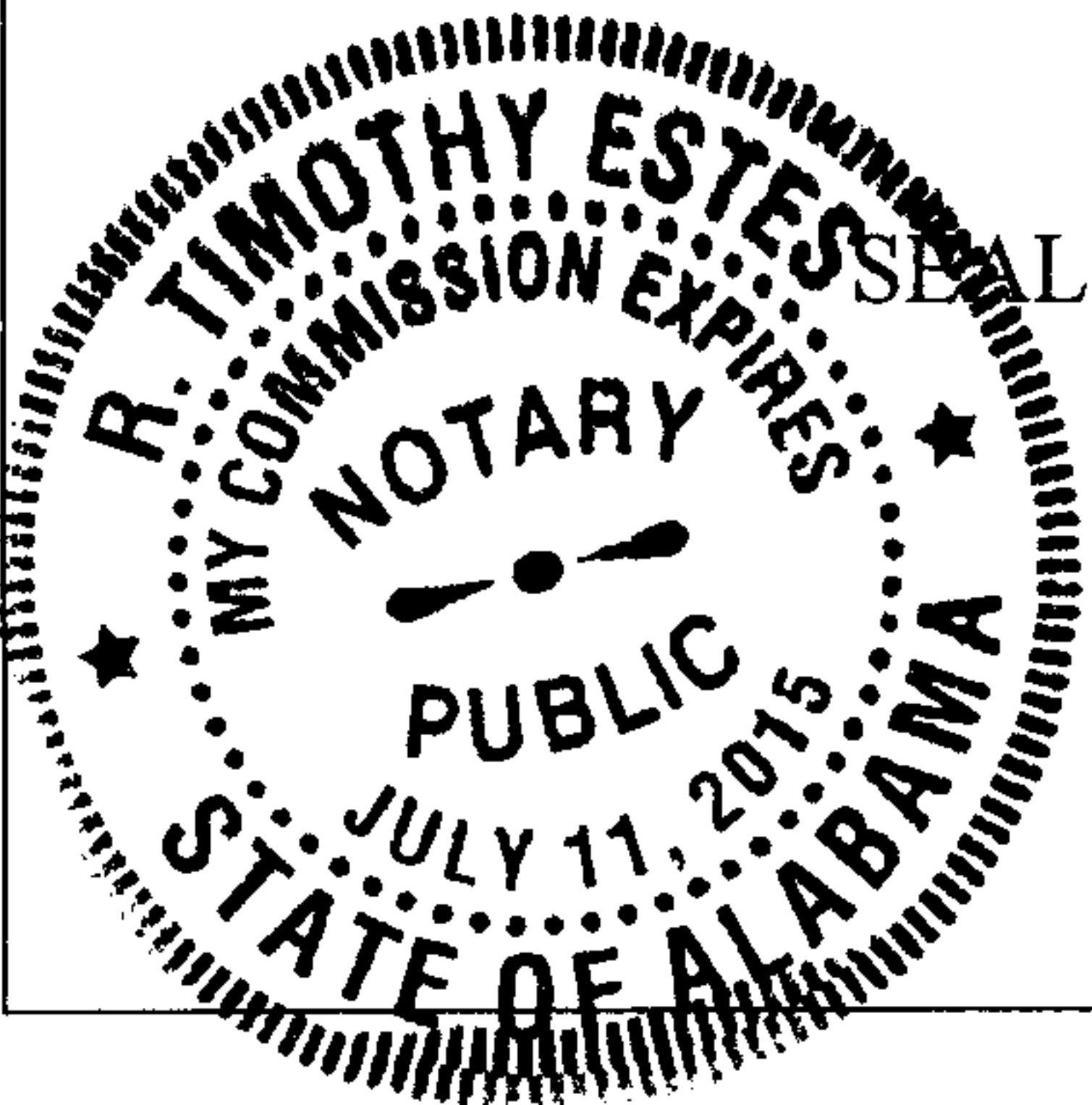
D. R. HORTON, INC. - BIRMINGHAM



BY: Brenda L. Gibson
ITS: Assistant Secretary


20140730000235030 1/2 \$207.00
Shelby Cnty Judge of Probate, AL
07/30/2014 02:07:43 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF ~~JEFFERSON~~)
 SHELBY

I, R. TIMOTHY ESTES, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenda L. Gibson whose name as Assistant Secretary of D.R. HORTON, INC. - BIRMINGHAM a corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, as such officer and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, the 21st day of July, 2014.




Notary Public -
My Commission Expires: 7/11/15

Shelby County, AL 07/30/2014
State of Alabama
Deed Tax: \$190.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1

Grantor's Name: D.R. Horton, Inc Grantee's Name: Jason Lamar Waters
Elizabeth Waters

Mailing Address: 2188 Parkway Lake Dr. Mailing Address: 173 Beachway
Hoover, AL 35244 Birmingham, AL 35242

Property Address: 3006 Chelsea Park Ridge
Chelsea AL 35843

Date of Sale: 7/21/14 Total Purchase Price: \$ 189,900.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided an 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 (h).

Date: 7-21-14

Print Name: D.R. Horton, Inc.

Signature: Shelby Cnty Ass't Sec'y

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)



20140730000235030 2/2 \$207.00
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