

This Instrument Prepared By:

Send Tax Notice To:

Stewart & Associates, P.C.
3595 Grandview Parkway #645
Birmingham, Alabama 35243
NTC0900147

James D. Beasley, II
Toni Hafford Beasley
2037 Chelsea Park Bend
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 05/21/2009

State of Alabama

Deed Tax : \$3.50

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One Hundred Eighty-One Thousand and no/Dollars and 00/100 Dollars (\$181,400.00) to the undersigned Thornton New Home Sales, Inc., an Alabama corporation ("Grantor"), in hand paid by James D. Beasley, II and Toni Hafford Beasley, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said 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 2-63 according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22 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, 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 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

\$178114.00 of the consideration was paid from the proceeds of a mortgage loan.

TITLE IS VESTED IN THORNTON NEW HOME SALES, INC., AS SURVIVOR IN ITS MERGER WITH CHELSEA PARK HOMES, INC.

Subject to: (1) Ad valorem taxes due and payable October 1, 2009 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 34 page 22 and Instrument No. 20041014000566950 and Instrument No. 20041014000566960 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns



20090521000193250 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
05/21/2009 02:41:31 PM FILED/CERT

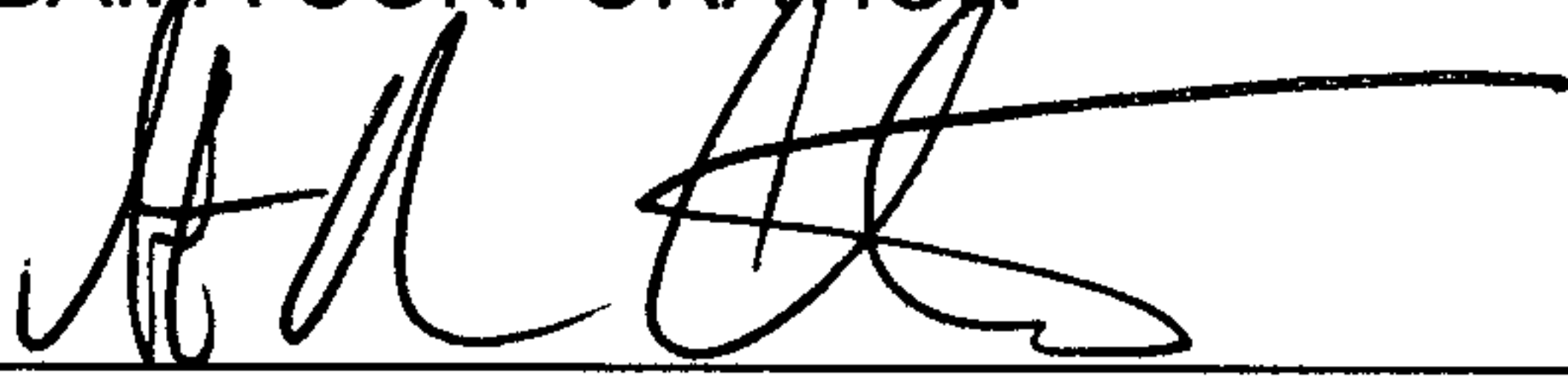
from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

TO HAVE AND TO HOLD, to 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 Grantee 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 Grantee herein shall take as tenants in common

IN WITNESS WHEREOF, the said Thornton New Home Sales, Inc., an Alabama corporation, by its Vice President, Steven R. Chester who is authorized to execute this conveyance, has hereto set its signature and seal, this the ~~21st~~ day of ~~November~~, 2008.

May, 2009 *sc*

THORNTON NEW HOME SALES,, INC., AN
ALABAMA CORPORATION

By: 
STEVEN R. CHESTER
VICE PRESIDENT


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that STEVEN R. CHESTER, whose name as VICE PRESIDENT of Thornton New Home Sales, Inc., an Alabama 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 8th day of May, 2009.



#164415


Notary Public
My Commission Expires: 8-28-10