

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Darryl Chesser
1069 Fairbank Lane
Chelsea, AL 35043

STATUTORY WARRANTY DEED

20090924000365710 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/24/2009 03:52:32 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Twenty-Five Thousand Five Hundred Dollars (\$125,500.00) and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

American General Financial Services of Alabama, Inc., a corporation
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

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

Lot 3-10, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, page 23 A & B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area 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 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to any outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated May 12, 2009 recorded in Instrument#: 20090514000182400 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, covenants, conditions easements and restrictions of record. \$128,061.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns forever.

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 Vice President who is authorized to execute this conveyance, hereto set his/her signature and seal this the 11 day of September, 2009.

American General Financial Services of Alabama, Inc.

BY: Thomas J. Crane
ITS: Vice President

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

I, SARA LEANN WATSON, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas J. Crane whose name as Vice President of American General Financial Services of Alabama, Inc., 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 11 day of September, 2009.

SEAL

Sara Leann Watson
Notary Public - SARA LEANN WATSON
My Commission Expires: JUNE 18, 2016



SARA LEANN WATSON
Resident of Vanderburgh County, IN
Commission Expires: 6/18/2016