

Send tax notice to:

ERIC M. DERN  
2047 FAIRBANK CIRCLE  
CHELSEA, AL, 35043

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2010127

Shelby County, AL 05/05/2010

State of Alabama

Deed Tax : \$3.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) in hand paid to the undersigned, JOSEPH BLAKE PHILLIPS and RILEY BUCK PHILLIPS (hereinafter referred to as "Grantor") by ERIC M. DERN (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3-65, ACCORDING TO THE PLAT OF CHELSEA PARK, 3RD SECTOR, AS RECORDED IN MAP BOOK 34, PAGES 23 A&B, 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, 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:

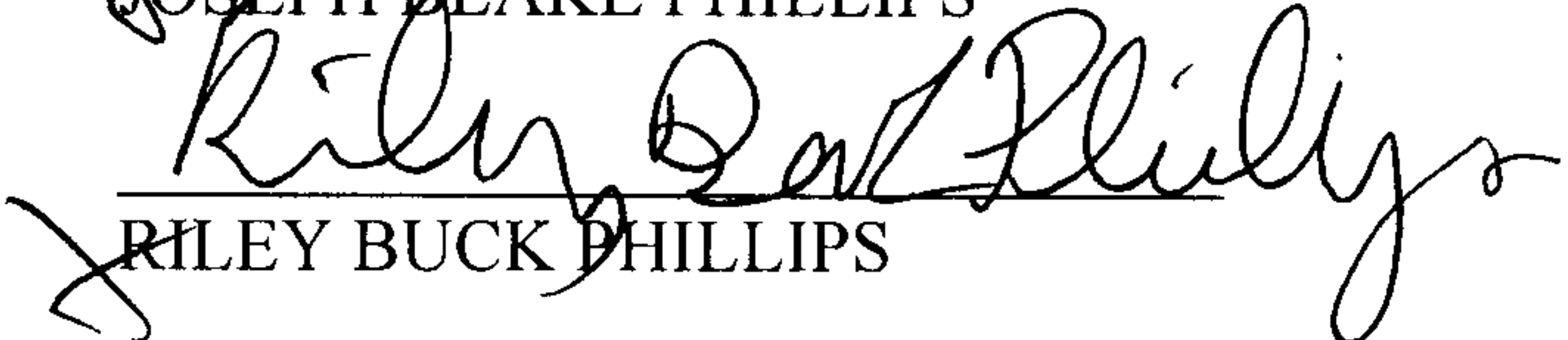
1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and plat of Chelsea Park, 3<sup>rd</sup> Sector, as recorded in Map Book 34, Page 23 A&B, in the Probate Office of Shelby County, Alabama.
3. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may or hereafter exist or occur or cause damage to subject property.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements and Master Protective Covenants of Chelsea park, and recorded in Instrument #20041014000566950, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3<sup>rd</sup> Sector recorded in Instrument #20041014000566970, and the Supplementary Declaration and amendment recorded in Instrument #200607200000351160, in the Office of the Judge or Probate of Shelby County, Alabama.
6. Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Easement agreement between Chelsea Park Investments, Ltd., and Chelsea Park, Inc. and Chelsea Park Properties, Ltd., as set forth in Instrument #200408160000457750, in the Office of the judge of Probate of Shelby County, Alabama.
8. Conservation Easement and Declaration of Restrictions and Covenants as recorded in Instrument #200412280000703990, Instrument #20031222000822880, and in Instrument #20041228000703980, in the Office of the Judge of Probate of Shelby County, Alabama.

9. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument #20041223000699620 and notice of final assessment as recorded in Instrument #20050209000065520, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Transmission Line Permit to Alabama Power Company recorded in Deed Book 112, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Right of Way Easement recorded in Instrument #2000-4454, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Restrictive Covenants and Grant of Land Easement to Alabama Power Company as recorded in Instrument #20040203000056200, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Distribution Easement to Alabama Power Company as recorded in Instrument #20050203000056210, in the Office of the Judge of Probate of Shelby County, Alabama.
14. Easement to the Town of Chelsea as recorded in Instrument #20040816000457750, in the Office of the Judge of Probate of Shelby County, Alabama.
15. Release of damages (Chelsea Park 3<sup>rd</sup> Sector) recorded in Instrument #20040922000521690, in the Office of the Judge of Probate of Shelby County, Alabama.

\$127,000.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

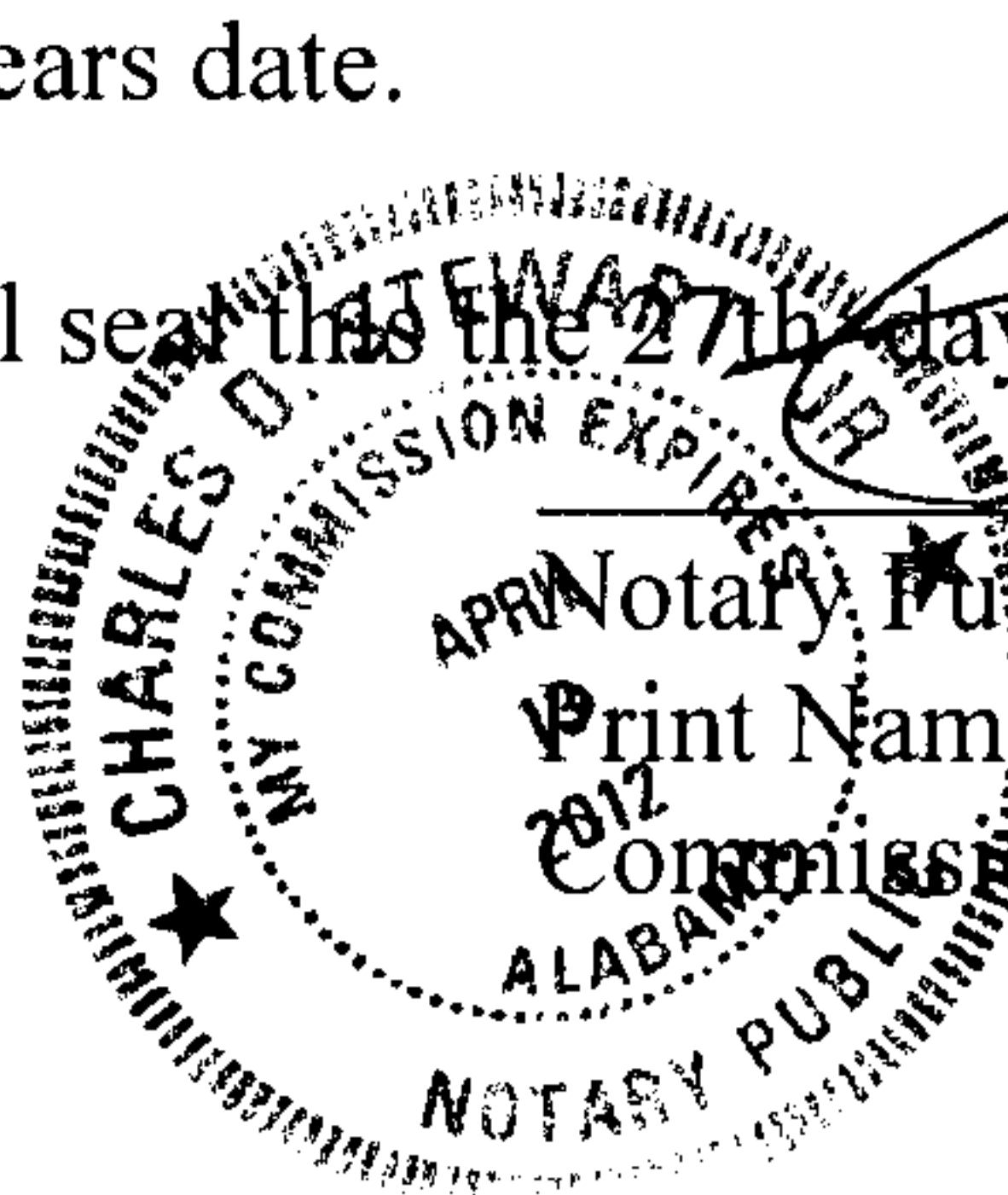
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of April, 2010.

  
JOSEPH BLAKE PHILLIPS  
  
RILEY BUCK PHILLIPS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH BLAKE PHILLIPS and RILEY BUCK PHILLIPS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 2010.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 04/13/12