

20110817000242840 1/3 \$221.00
Shelby Cnty Judge of Probate, AL
08/17/2011 03:10:59 PM FILED/CERT

Shelby County, AL 08/17/2011
State of Alabama
Deed Tax: \$203.00

THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Jr.
Leitman, Siegal, Payne & Campbell, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:

D.R. Horton, Inc. – Birmingham
3570 Grandview Parkway, Suite 100
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

203,000.⁰⁰

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration to the undersigned grantor, **CHESSER PLANTATION LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 77 and 78, according to the Amended Plat of Chesser Plantation, Phase I - Sector I, as recorded in Map Book 31, page 21A and 21B, in the Office of the Judge of Probate Shelby County, Alabama.

Lots 66, 67, 68, 69 and 70, according to the Survey of Chesser Plantation, Phase I - Sector 2, as recorded in Map Book 33, page 121, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Plantation as recorded in Instrument 2002-10788, First Amendment to Declaration as recorded in Instrument 20070515000227970, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto the Grantee, and the Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 10th day of August, 2011.

GRANTOR:

CHESSER PLANTATION, LLC,
an Alabama limited liability company

By: The Crest @ Greystone, Inc.
Its: Member

By: 
Name: William L. Thornton, III
Title: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as President of The Crest @ Greystone, Inc., Member of **CHESSER PLANTATION, LLC**, an Alabama limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 10th day of August, 2011.



Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 14, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2011 and subsequent years, not yet due and payable.
2. Building lines, Easements and Restrictions as shown on Map Book 31, Page 21.
3. Building lines, Easements and Restrictions as shown on Map Book 33, Page 121.
4. Easement to Alabama Power Company recorded in Deed Book 127, page 317, Instrument 20030303000126240 and Instrument 20030612000368390, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 69, page 177, in the Probate Office of Shelby County, Alabama.
6. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company, recorded in Instrument 20020926000463580, Instrument 20040629000355500, Instrument 20040910000506190, in the Probate Office of Shelby County, Alabama.
7. Declaration of Covenants, Conditions and Restrictions for Chesser Plantation as recorded in Instrument 2002-1 0788, First Amendment to Declaration as recorded in Instrument 20070515000227970, in the Probate Office of Shelby County, Alabama.
8. Articles of Incorporation of Chesser Plantation Owners Association Inc as recorded in Instrument 2002-10787, amended in Instrument 20061013000507810, amended in Instrument 20090401000118810, amended in Instrument 20090622000238730, amended in Instrument 20100215000044390, in the Probate Office of Shelby County, Alabama
9. Declaration of Restrictive Covenants as recorded in Instrument 20040615000322690, in the Probate Office of Shelby County, Alabama.
10. Easement for Installation and Maintenance of Drainage Facilities and Utilities granted to Chelsea Corners LLC., recorded in Instrument 20060317000126520, in the Probate Office of Shelby County, Alabama.



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