



20120419000135180 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
04/19/2012 03:07:44 PM FILED/CERT

This instrument was prepared by:

Jack R. Thompson, Jr.
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice to:

Christy L. Butler
Jonathan Edward Clarke
129 Robin Street
Calera, AL 35040

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Six Thousand and 00/100s** Dollars (\$106,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Homesales, Inc.**, a Delaware Corporation (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **CHRISTY L. BUTLER AND JONATHAN EDWARD CLARKE**, (herein referred to as "Grantee", whether one or more than one), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

103,312.00 of the Purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

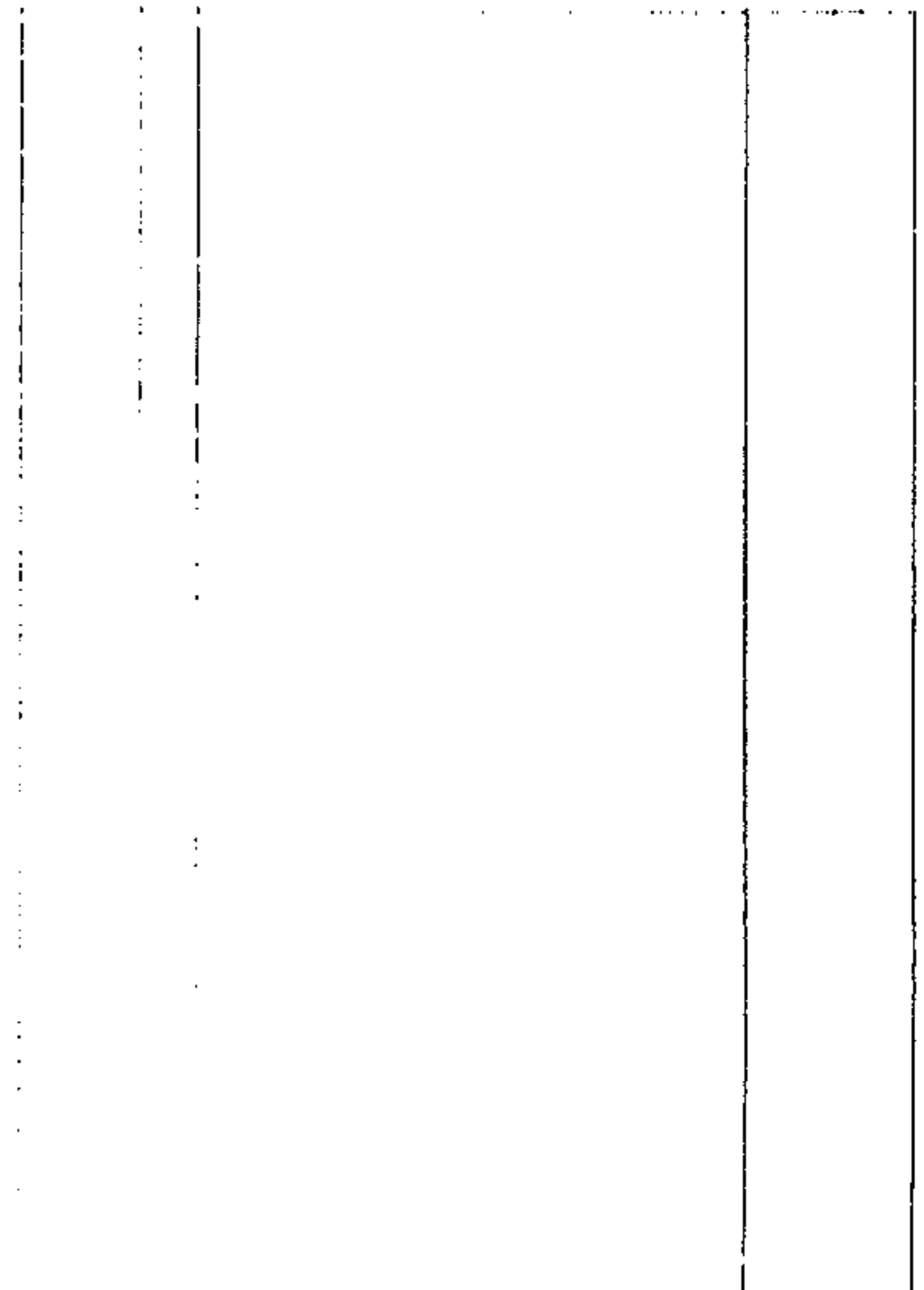
IN WITNESS WHEREOF, the said Grantor, by its TRICIA FOLDESSY, who is authorized to execute this conveyance, has hereto set its signature and seal this 17th day of April, 2012

HOMESALES, INC.

By: 

Name: TRICIA FOLDESSY

Title: VICE PRESIDENT



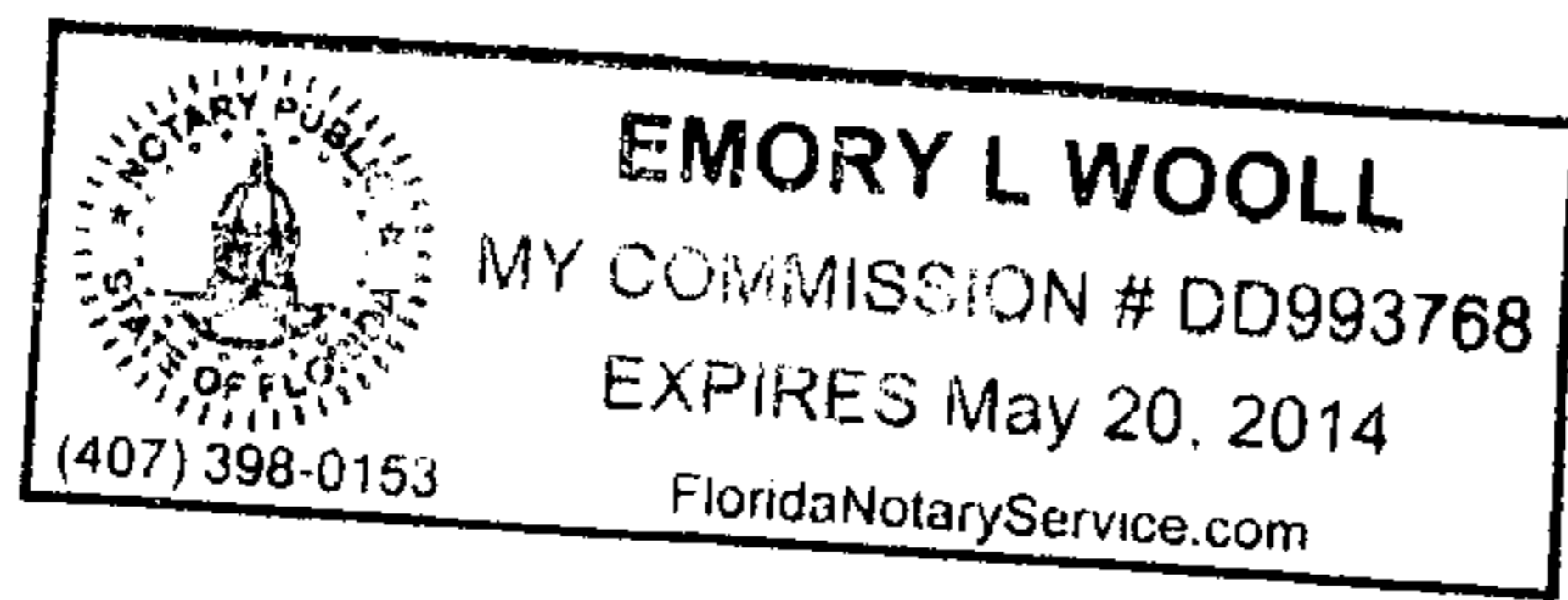
State of Florida)
Broward County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TRICIA FOLDESSY whose name as VICE PRESIDENT of HOMESALES, INC. a DELAWARE CORPORATION 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 instrument, 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 official seal this 17th day of April, 2012

Emory L Wooll
Notary Public

My Commission expires: May 20, 2012



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EXHIBIT A

Legal Description

LOT 13, ACCORDING TO THE SURVEY OF FINAL PLAT OF NOTTINGHAM PHASE 3,
AS RECORDED IN MAP BOOK 35 PAGE 32, SHELBY COUNTY ALABAMA RECORDS



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EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.
8. Subject to all Rights of redemption from foreclosure deed to Homesales, Inc. dated August 9, 2011 recorded in Shelby County, Alabama, at Instrument No. 20110818000244710.


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Shelby County, AL 04/19/2012
State of Alabama
Deed Tax: \$3.00

[Handwritten Signature]

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