

**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 )

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 RESERVE, 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 115, 116, 117, 118, 119, 120, 121, 122, 123 and 124, according to the Survey of Chesser Reserve, Phase I, as recorded in Map Book 38, Page 115A and 115B in the Probate Office of 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 Reserve as recorded in Instrument 20070710000325070 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 Grantee, and Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 25<sup>TH</sup> day of April, 2012.

**GRANTOR:**

**CHESSER RESERVE, LLC,**  
an Alabama limited liability company


By: Mary Thornton Taylor  
Mary Thornton Taylor  
Title: Manager

STATE OF ALABAMA     )  
                    *Baldwin*  
COUNTY OF ~~JEFFERSON~~ )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary Thornton Taylor, whose name as Manager of **CHESSER RESERVE, 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/she, 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 25<sup>th</sup> day of April, 2012.

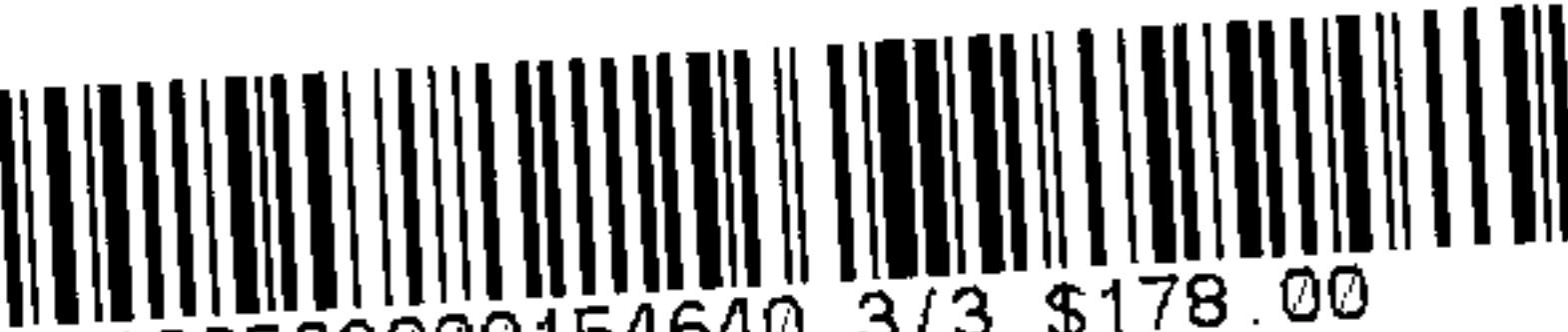
Cynthia R. Gregg  
Notary Public  
My Commission Expires: 22 Oct 2014

  
20120503000154640 2/3 \$178.00  
Shelby Cnty Judge of Probate, AL  
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## **EXHIBIT "A"**

### **PERMITTED ENCUMBRANCES**

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown on Map Book Map Book 38, Page 115A and 115B.
3. Easement to Alabama Power Company recorded in Deed Book 127, page 317 and Instrument 20070418000180110, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded In Deed Book 69, page 177, in the Probate Office of Shelby County, Alabama.
5. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company, recorded in Instrument 20070418000180120, in the Probate Office of Shelby County, Alabama.
6. Declaration of Covenants, Conditions and Restrictions for Chesser Reserve as recorded in Instrument 20070710000325070 in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Chesser Reserve Owners Association Inc as recorded in Instrument 20070817000388360, amended in Instrument 20090622000238740, amended in Instrument 20100217000046800, in the Probate Office of Shelby County, Alabama
8. Declaration of Restrictive Covenants as recorded in Instrument 20040414000194390, in the Probate Office of Shelby County, Alabama.

  
20120503000154640 3/3 \$178.00  
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Shelby County, AL 05/03/2012  
State of Alabama  
Deed Tax: \$160.00