

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Rusert Homes, LLC
400 Vestavia Parkway
Suite 130
Birmingham, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Chelsea Ridge Estates, LLC

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Rusert Homes, LLC (d/b/a Rusert Custom Homes)

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

Lot 25, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

\$229,500.00 of the consideration was paid from a mortgage loan executed simultaneously herewith.

Mineral and mining rights excepted.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.

TO HAVE AND TO HOLD, unto the said GRANTEE, it's successors and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

The company does for its successors and/or assigns covenant with the said GRANTEE, it's successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and it's successors and/or assigns shall warrant and defend the same to the said GRANTEE, it's successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Donald M. Acton as Member of Chelsea Ridge Estates, LLC has set his hand and seal, this the 9th day of July, 2012.

Chelsea Ridge Estates, LLC



By: Donald M. Acton

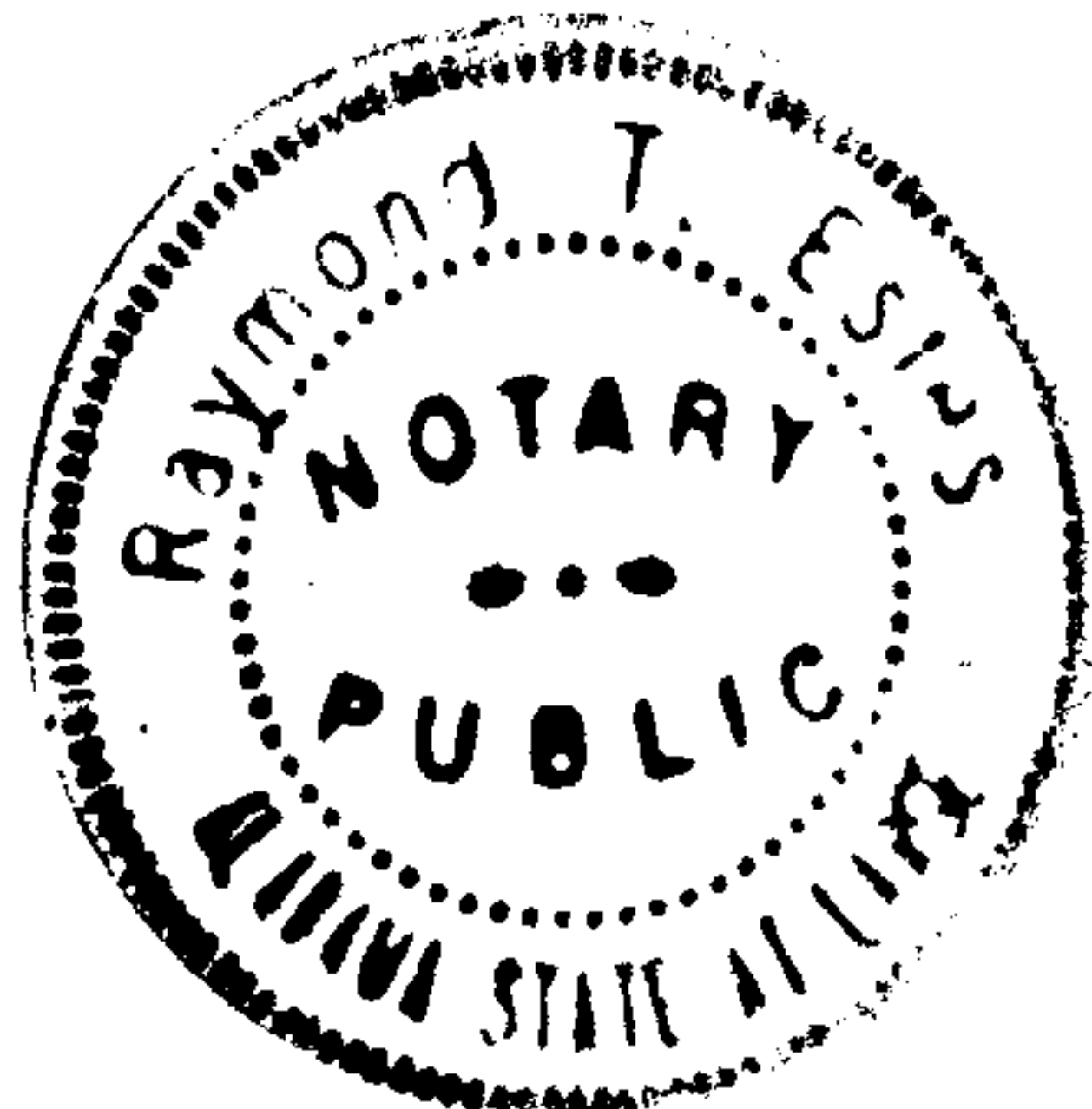
Its: Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald M. Acton whose name as Member of Chelsea Ridge Estates, LLC 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 9th day of July, 2012.



Notary Public: R. Timothy Estes

My Commission Expires: 07/11/2015

20120713000250320 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
07/13/2012 10:19:43 AM FILED/CERT

12-0550