

Send tax notice to:
Chelsea Station Owners Assoc., Inc.
% Neighborhood Management, LLC
2700 Hwy 280, Ste 425W
Birmingham, Alabama 35223

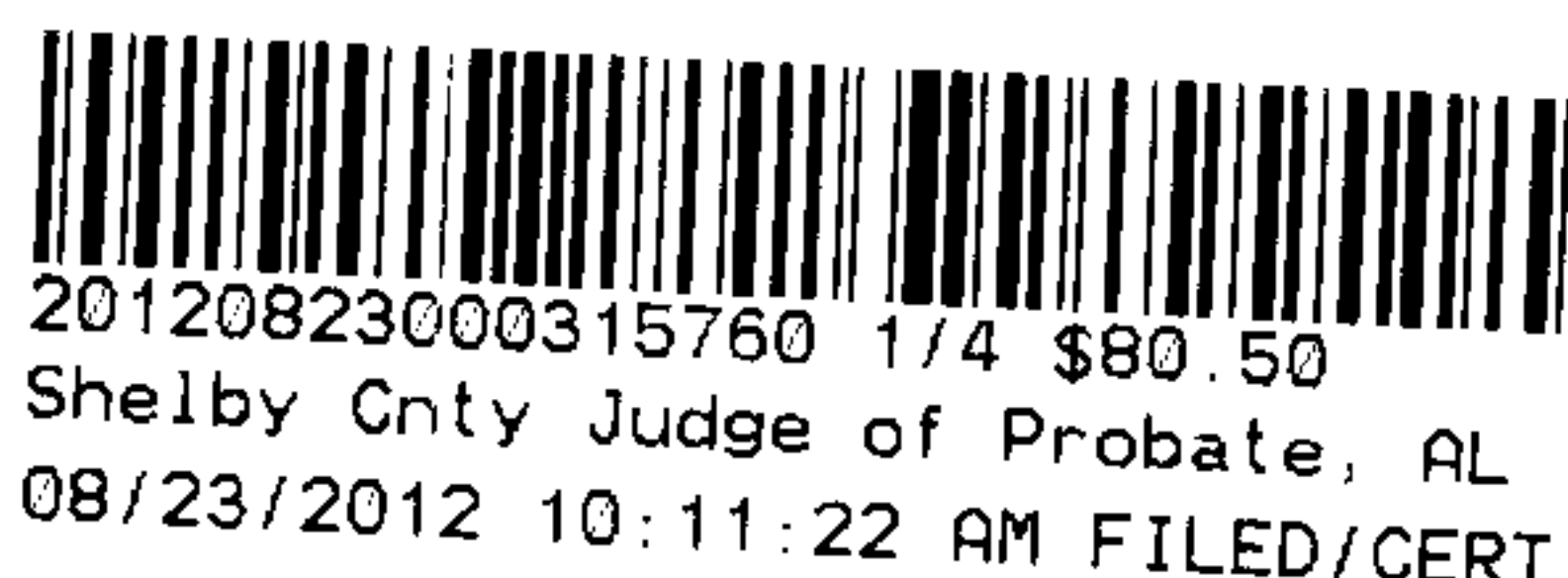
STATE OF ALABAMA)
) **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **THORNTON NEW HOME SALES, INC.**, an Alabama corporation, and **THORNTON, INC.**, an Alabama corporation (collectively, "Grantor"), do by these presents grant, bargain, sell and convey unto **CHELSEA STATION OWNERS' ASSOCIATION, INC.**, an Alabama not for profit corporation ("Grantee"), the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

LOTS 27, 28, 200, 201, 202, 203 and 204
ACCORDING TO THE SURVEY OF CHELSEA STATION,
AS RECORDED IN MAP BOOK 38, PAGE 109
IN THE OFFICE OF THE JUDGE OF PROBATE
OF SHELBY COUNTY, ALABAMA
(the "Property")

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2012 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2012 and subsequent years not yet due and payable;
- (3) Easements, covenants, conditions, restrictions, rights of way and all matters of record;
- (4) The Declaration of Protective Covenants, Conditions and Restrictions for Chelsea Station, a Residential Subdivision, dated August 27, 2007 recorded as Instrument # 20070829000407640 in the Office of the Judge of Probate of Shelby County, Alabama, as amended by the First Amendment thereto dated March 12, 2010 and recorded as Instrument # 201000430000132190 in said Probate Office, as further amended by the Second Amendment thereto dated September 21, 2010 and recorded as Instrument # 20101008000335460 in said Probate Office, and as further amended by the Third Amendment thereto dated June 4, 2012 and




recorded as Instrument # 20120606000198470 in said Probate Office, and as may be further amended from time to time (which, together with all amendments thereto is the "Declaration"). Subject to the terms and provisions of the Declaration, which is incorporated herein by reference in its entirety, the Property conveyed hereby shall be owned and maintained by Grantee as "Common Area" as defined in and required by the Declaration.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that the Property is conveyed in its current As-Is condition. Grantor shall not be liable for and Grantee hereby waives and releases and forever discharges Grantor, its officers, agents, employees, directors, shareholders, partners, contractors, subcontractors, mortgagees and each of their respective successors and assigns, for any and all liability, claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of or arising out of any past, present or future soil, surface and/or subsurface conditions known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property.


TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor **THORNTON NEW HOME SALES, INC.** and **THORNTON, INC.** have hereto set their signatures and seals as of the 1st day of June, 2012.

THORNTON NEW HOME SALES, INC., an Alabama corporation

By: 
William L. Thornton, III
Its CEO

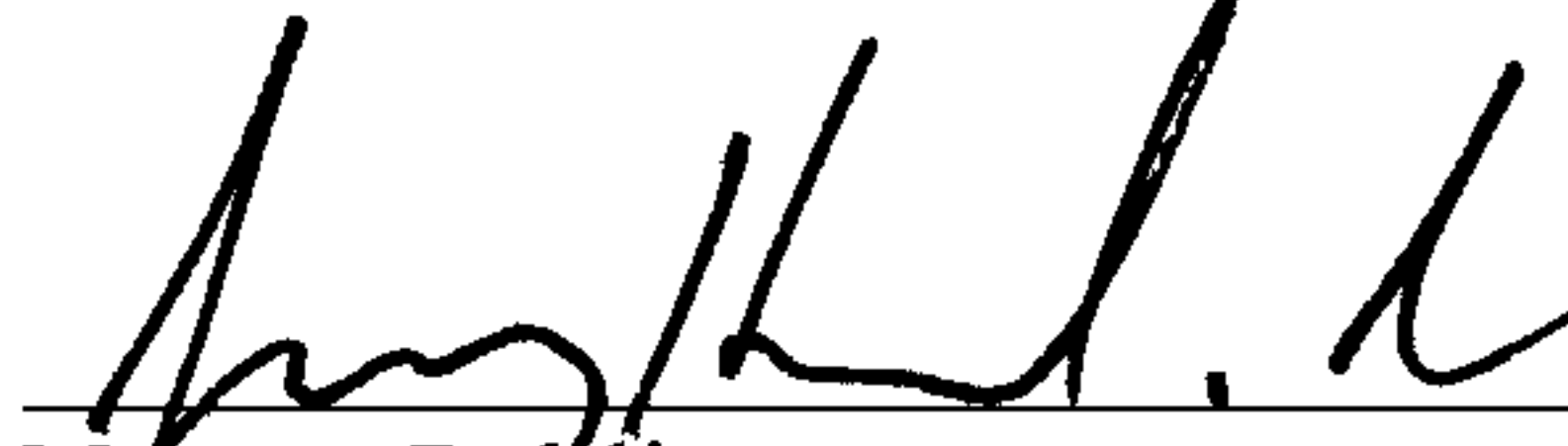
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20120823000315760 2/4 \$80.50
Shelby Cnty Judge of Probate, AL
08/23/2012 10:11:22 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William L. Thornton, III, whose name as CEO of Thornton New Home Sales, Inc., an Alabama corporation, 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 corporation.

Given under my hand and seal this the 22nd day of August, 2012.



Notary Public
My Commission Expires: Nov. 7, 2012

[SEAL]

THORNTON, INC., an Alabama corporation

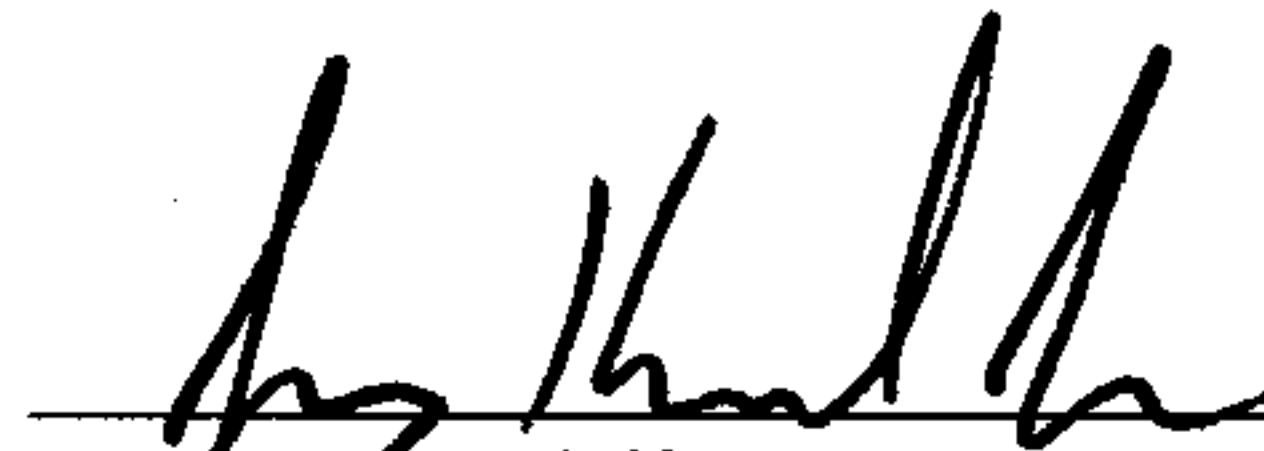
By: 

William L. Thornton, III
Its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County and State, hereby certify that William L. Thornton, III, whose name as President of Thornton, Inc., an Alabama corporation, 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 corporation.

Given under my hand and seal this the 22nd day of August, 2012.



Notary Public
My Commission Expires: Nov. 7, 2012

[SEAL]


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Thornton, Inc & Thornton Neukirch Seler Grantee's Name Chelsea Station Office Assoc. Inc.
Mailing Address 5300 Cahaba River Rd Suite 200 Mailing Address 5300 Cahaba River Rd
Birmingham, AL 35243 Suite 200
Birmingham, AL 35242

Property Address Multiple locations on Chelsea Date of Sale 8/22/12
Station Drive Total Purchase Price \$
Chelsea, AL 35242 or
Actual Value \$
or Lots 27 & 28
Assessor's Market Value \$ 59,400
200, 201, 202, 203 & 204 Common Area

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Appraisal
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/23/12 Print Serry Howard, Jr.
☒ Unattested [Signature] Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent, circle one)