

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

Rusert Homes, LLC
400 Vestavia Hwy #130
Birmingham AL 35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Sixty-Five Thousand and 00/100 Dollars (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **The Shires, LLC, herein referred to as Grantor, whose mailing address is 2716 Woodridge Road, Birmingham, AL 35223** (whether one or more), grant, bargain, sell and convey unto **Rusert Homes, LLC, (herein referred to as Grantee, whether one or more) whose mailing address is 400 Vestavia Parkway, Suite 130, Birmingham, AL 35216**, the following described real estate, situated in Shelby County, Alabama, the address of which is **Lot 12, The Shires, Phase IV**, to-wit:

Lot 12, according to the Corrected Map of Map Book 42, Page 96 of The Shires-Phase IV and a Resurvey of Lot 16 The Shires-Phase II (as recorded in Map Book 13, Page 86), as recorded in Map Book 42, Page 126, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2012 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor

Sidney W. Smyer, Jr. and Sidney W. Smyer, III are the only members of The Shires, LLC and have full authority to execute this instrument.


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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

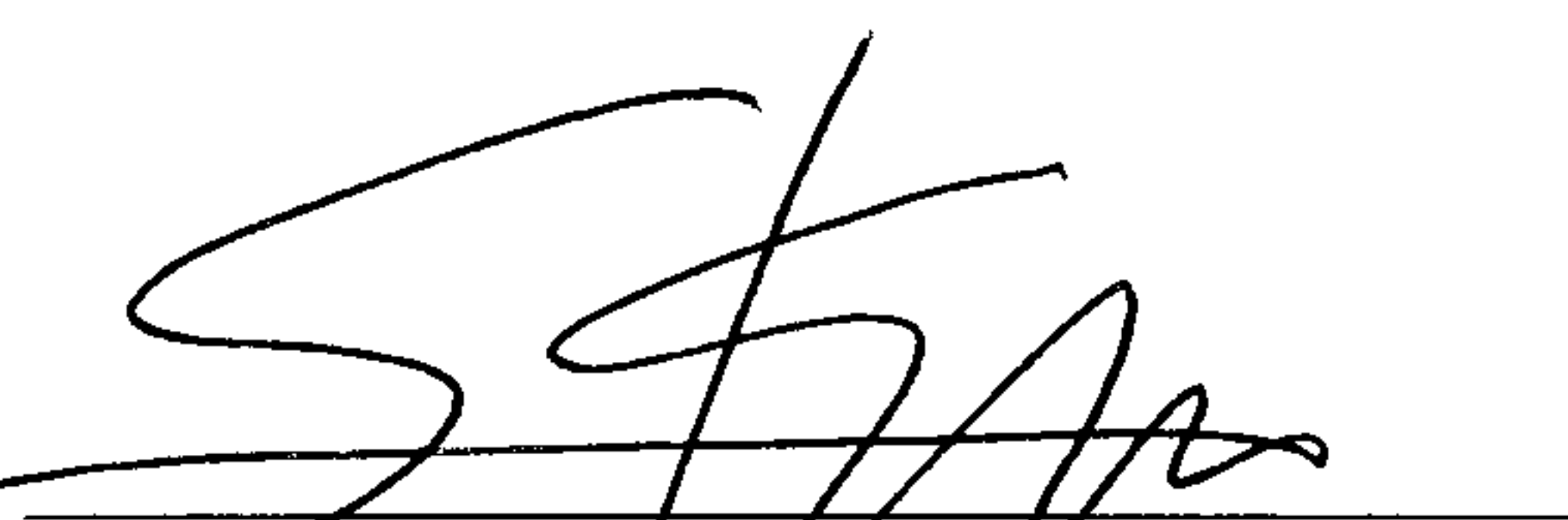
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 25th day of September, 2012.

The Shires, LLC

By:


Sidney W. Smyer, Jr., Member

By:



Sidney W. Smyer, III, Member

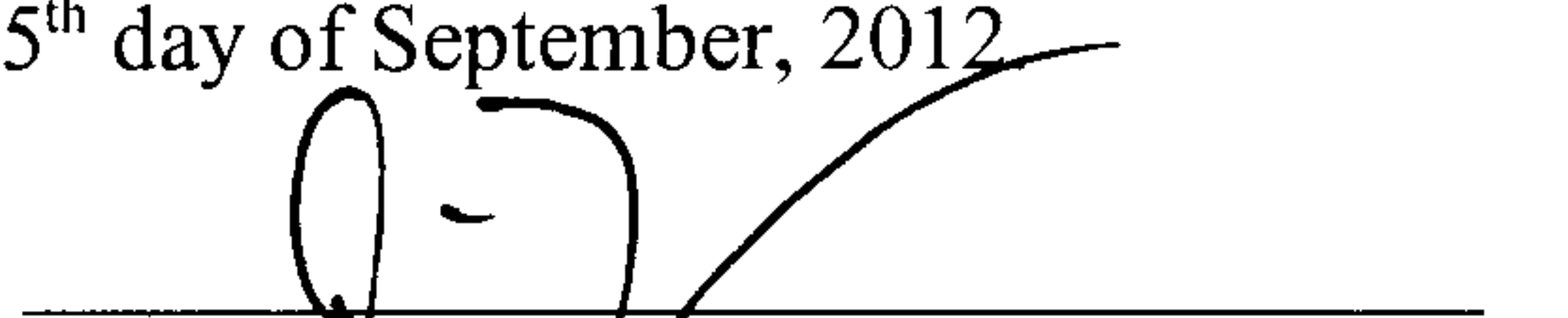
STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Sidney W. Smyer, Jr. and Sidney W. Smyer, III as all of the Members of The Shires, LLC, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 25th day of September, 2012


20120927000368990 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
09/27/2012 12:13:30 PM FILED/CERT


Notary Public
My Commission Expires: 3-1-14

Shelby County, AL 09/27/2012
State of Alabama
Deed Tax: \$65.00

Real Estate Sales Validation Form

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

Grantor's Name The Shires, LLC
Mailing Address
2716 Woodridge Road
Birmingham, AL 35223
Property Address
Lot 12, The Shires, Phase IV

Grantee's Name Rusert Woods, LLC
Mailing Address
400 Vestavia Parkway, Suite 130
Birmingham, AL 35216
Date of Sale September 25, 2012
Total Purchase Price \$65,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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 X Sales Contract ____ Closing Statement ____ Appraisal
____ Other

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 9-25-12

Print JAMES F. BURTON HT

____ Unattested _____
(Verified by)

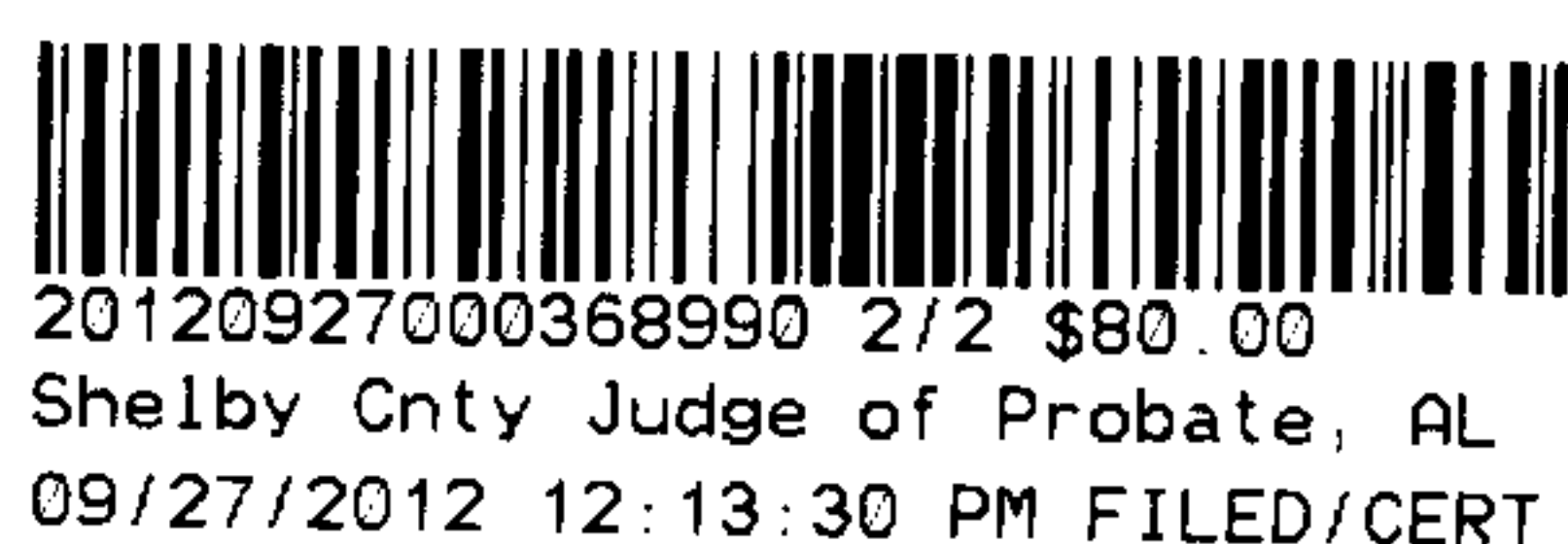
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burton HT, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2012.



Notary Public

My Commission Exp. 10.22.14