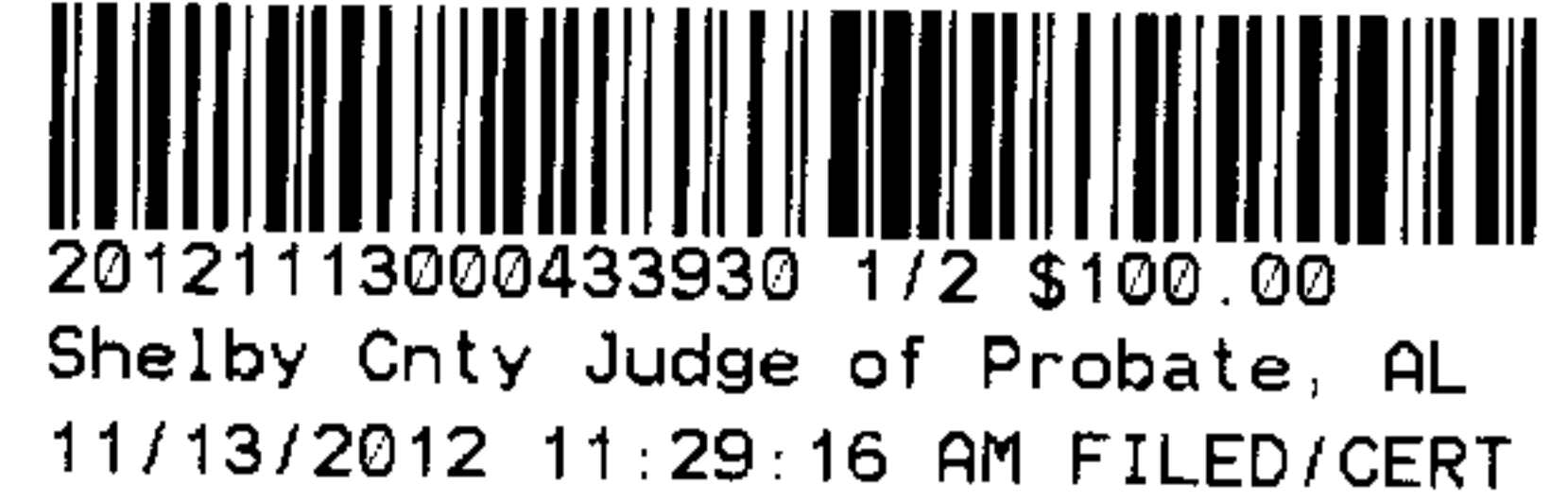


Send tax notice to: Susan I. Thomason, 601 Chesser Court, Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixty-nine thousand nine hundred and no/100 (\$169,900.00) Dollars, 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 I or we

James A. Rossetti and his wife Karen J. Rossetti

whose mailing address is: 500 Lime Creek Cove ; chelsea, AL 35043

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
SUSAN I. THOMASON

whose mailing address is: **601 Chesser Court, Chelsea, Al. 35043**

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, **the address of which is 601 Chesser Court, Chelsea, Al. 35043** to-wit:

Lot 47, according to the Amended Plat of Chesser Plantation, Phase 1 Sector 1, as recorded in Map Book 31, page 21 A&B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$85,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 6th day of November, 2012.


James A. Rossetti (Seal)
JAMES A. ROSSETTI

Karen J. Rossetti (Seal)
KAREN J. ROSSETTI

STATE OF ALABAMA
COUNTY OF SHELBY

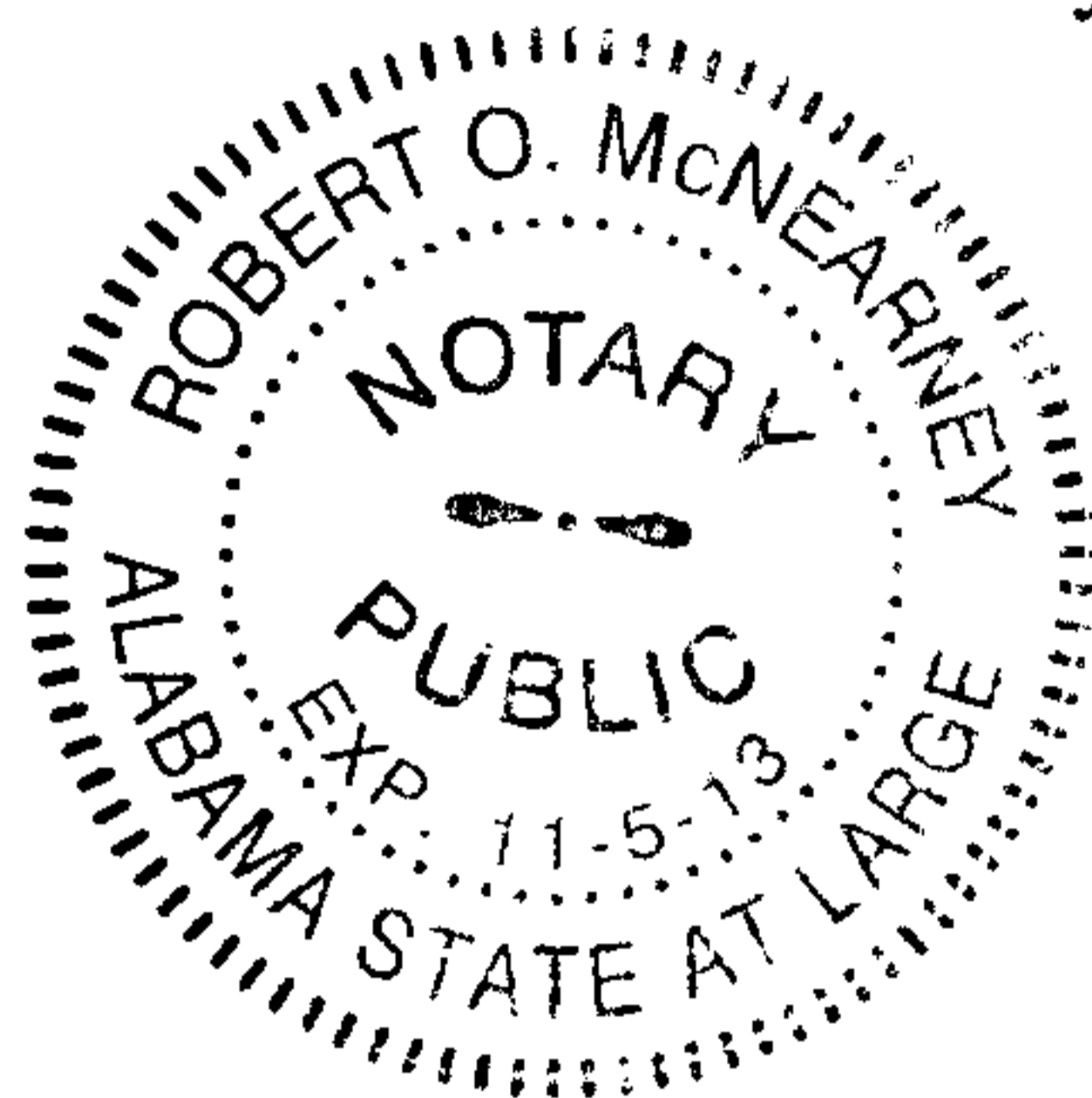
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Rossetti and his wife Karen J. Rossetti whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 6th day of November, 2012.



NOTARY PUBLIC

My commission expires: 11/5/2013




20121113000433930 2/2 \$100.00
Shelby Cnty Judge of Probate, AL
11/13/2012 11:29:16 AM FILED/CERT