



20121221000488270 1/4 \$34.50
Shelby Cnty Judge of Probate, AL
12/21/2012 12:22:30 PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
Christopher E. Mizzell
541 Chesser Circle
Chelsea, AL 35043

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
Shelby County) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00/100 (\$175,500.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **HOMESALES, INC, a corporation** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Christopher E. Mizzell** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

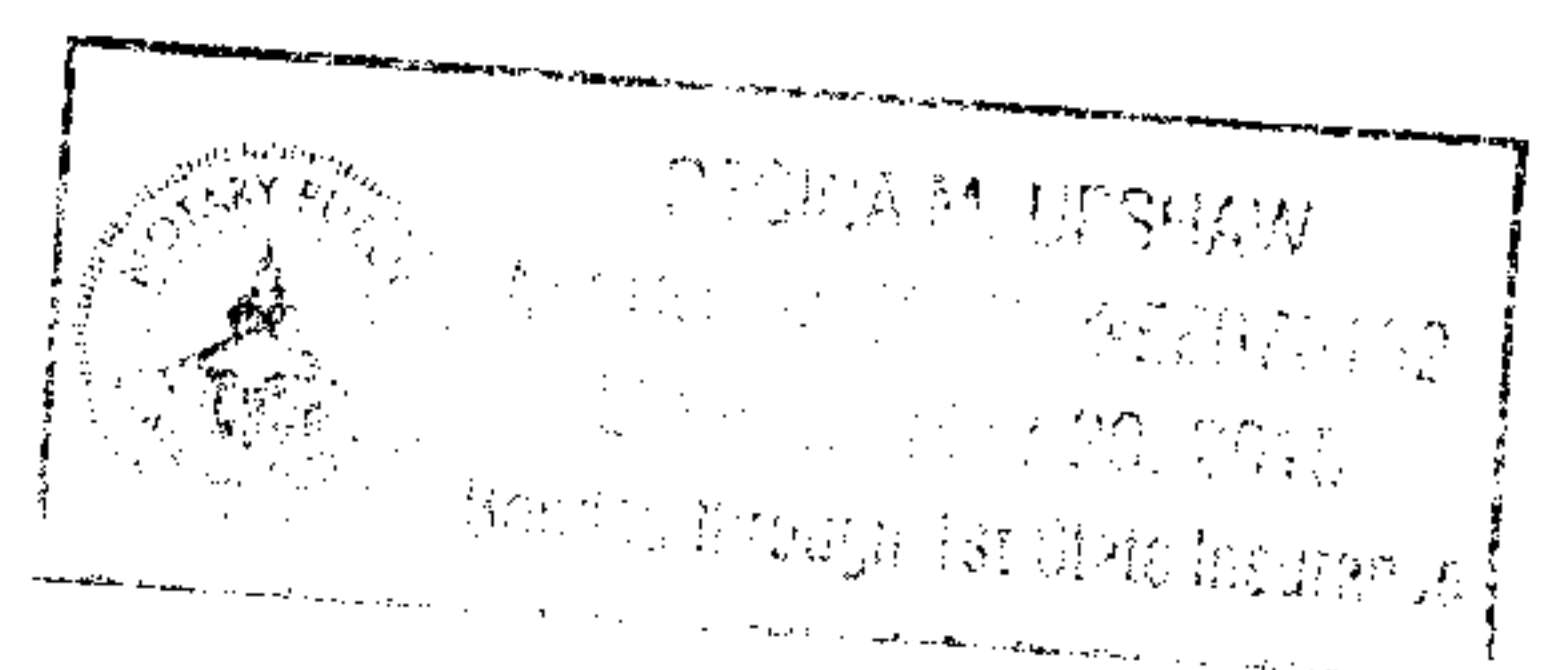
IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 13 day of December, 2012.

HOMESALES, Inc.
By: [Signature]
Name: John LaMarca, Vice President
Title:

State of Florida)
Broward County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John LaMarca, whose name as Vice President of HOMESALES, Inc. a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, h/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Who is known personally to me
Given under my hand and official seal this 13 day of December, 2012.



[Signature]
Notary Public
My Commission expires: 8/29/15

\$162,400.00 of the above recited consideration was paid from a mortgage recorded simultaneously.

EXHIBIT A

Legal Description

Lot 31, according to the amended map of Chesser Plantation Phase I, Sector I, as recorded in Map Book 31, Page 21, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded in Instrument 2002030600010788, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

J. P. Up




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EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

J. D. P.


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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 Chase
Mailing Address 270 PK Ave
New York NY
10017

Grantee's Name Christopher Mizzell
Mailing Address 541 Chesser Cir
Chelsea AL 35013

Property Address 541 Chesser Cir
Chelsea, AL

Date of Sale 12-14-12
Total Purchase Price \$ 175,000.00
Or
Actual Value \$
Or
Assessors 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
 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Christopher Mizzell

Unattested
(verified by)

Signature *Christopher Mizzell*
(Grantor/Grantee/Owner/Agent) circle one



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