

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Richard F Rabenau, III & Patcharee
Rabenau
520 Chesser Circle
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$195,000.00, 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, I or we John Coggins, by Traci Coggins as attorney in fact by power of attorney filed in Instrument # 20130709000277890 in the Probate Office of Shelby County, Alabama, and Traci Coggins, husband and wife, whose mailing address is

6032 Lafayette Parkway, Opelika, AL (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard F. Rabenau, III and Patcharee RaBenau, whose mailing address is 520 Chesser Circle, Chelsea, AL 35043 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 520 Chesser Circle, Chelsea, AL 35043; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, 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.

Note; \$156,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of April, 2013.

Shelby County, AL 07/09/2013
State of Alabama
Deed Tax: \$39.00

John Coggins, by Traci Coggins as his
John Coggins, by Traci Coggins as his attorney in
fact attorney in fact
Traci Coggins
Traci Coggins

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that John Coggins, by Traci Coggins as his attorney in fact, and Traci Coggins, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of April, 2013.

[Signature]
Notary Public

Commission Expires: 10/31/2016

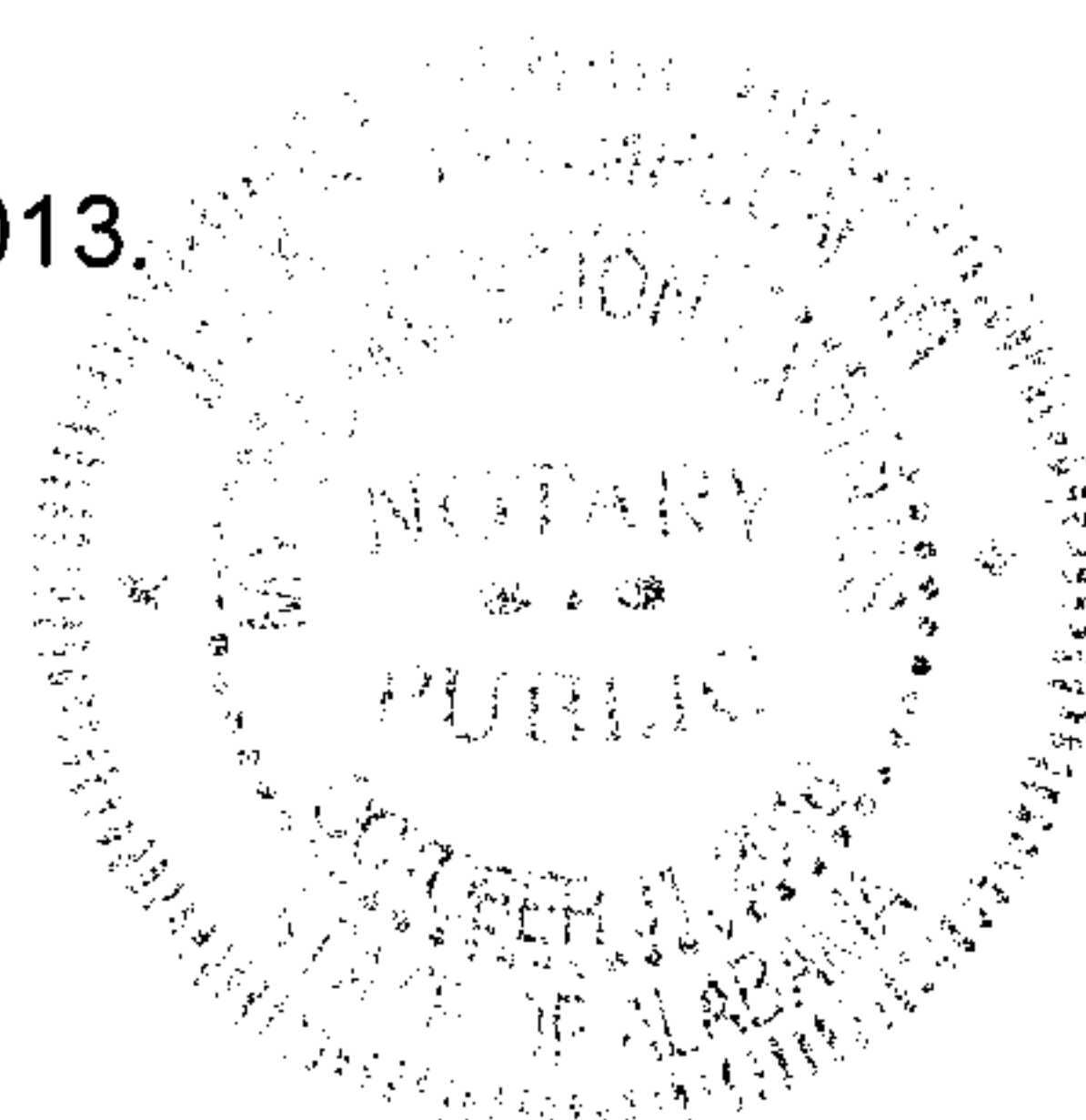


EXHIBIT "A"
Legal Description

Lot 36, according to the Amended Plat of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Pages 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").



20130709000277910 2/2 \$54.00
Shelby Cnty Judge of Probate, AL
07/09/2013 09:54:18 AM FILED/CERT