

THIS INSTRUMENT PREPARED BY:
W. Harold Parrish, Jr.
Leitman, Siegal, Payne & Campbell, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:
D.R. Horton, Inc. – Birmingham
3570 Grandview Parkway, Suite 100
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid to the undersigned grantor, **CHESSER PLANTATION LLC**, an Alabama limited liability company ("Grantor"), by **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation ("Grantee"), Grantor does hereby grant, bargain, sell and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 50, 63, 64, and 65, according to the Amended Plat of Chesser Plantation, Phase I - Sector I, as recorded in Map Book 31, page 21A and 21B, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Plantation as recorded in Instrument 2002-10788, and First Amendment to Declaration as recorded in Instrument 20070515000227970, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns, forever.


20130809000324480 1/4 \$139.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:25:40 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 7th day of August, 2013.

GRANTOR:

CHESSER PLANTATION, LLC,
an Alabama limited liability company

By: The Crest @ Greystone, Inc.
Its: Member

By: 
William L. Thornton, III
Title: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as President of The Crest @ Greystone, Inc., Member of **CHESSER PLANTATION, LLC**, an Alabama limited liability company, 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 limited liability company.

Given under my hand and official seal this the 7th day of August, 2013.


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 14, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS




20130809000324480 2/4 \$139.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:25:40 AM FILED/CERT

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2013 and subsequent years, not yet due and payable.
2. Building lines, Easements and Restrictions as shown on Map Book 31, Pages 21A and 21B.
3. Easement to Alabama Power Company recorded in Deed Book 127, page 317, Instrument 20030303000126240 and Instrument 20030612000368390, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Deed Book 69, page 177, in the Probate Office of Shelby County, Alabama.
5. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company, recorded in Instrument 20020926000463580, Instrument 20040629000355600, Instrument 20040910000506190, in the Probate Office of Shelby County, Alabama.
6. Declaration of Covenants, Conditions and Restrictions for Chesser Plantation as recorded in Instrument 2002-10788, First Amendment to Declaration as recorded in Instrument 20070515000227970, in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Chesser Plantation Owners Association Inc as recorded in Instrument 2002-10787, amended in Instrument 20061013000507810, amended in Instrument 20090401000118810, amended in Instrument 20090622000238730, amended in Instrument 20100215000044390, in the Probate Office of Shelby County, Alabama.
8. Declaration of Restrictive Covenants as recorded in Instrument 20040615000322690, in the Probate Office of Shelby County, Alabama.
9. Easement for Installation and Maintenance of Drainage Facilities and Utilities granted to Chelsea Corners LLC., recorded in Instrument 20060317000126520, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 08/09/2013
State of Alabama
Deed Tax: \$116.00


20130809000324480 3/4 \$139.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:25:40 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Chesser Plantation LLC
Mailing Address 5300 Cahaba River Road
Suite 200
Birmingham, AL 35243

Grantee's Name D.R. Horton, Inc. - Birmingham
Mailing Address 3570 Grandview Parkway
Birmingham, Alabama 35243


Property Address Lot 50 - Chesser Court
Lots 63, 64 & 65 (Chesser Loop Rd)
Chesser Subdivision
Chelsea, Alabama 35043
(unimproved residential lots)

Date of Sale August 8, 2013
Total Purchase Price \$ 116,000.00
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20130809000324480 4/4 \$139.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:25:40 AM FILED/CERT

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.

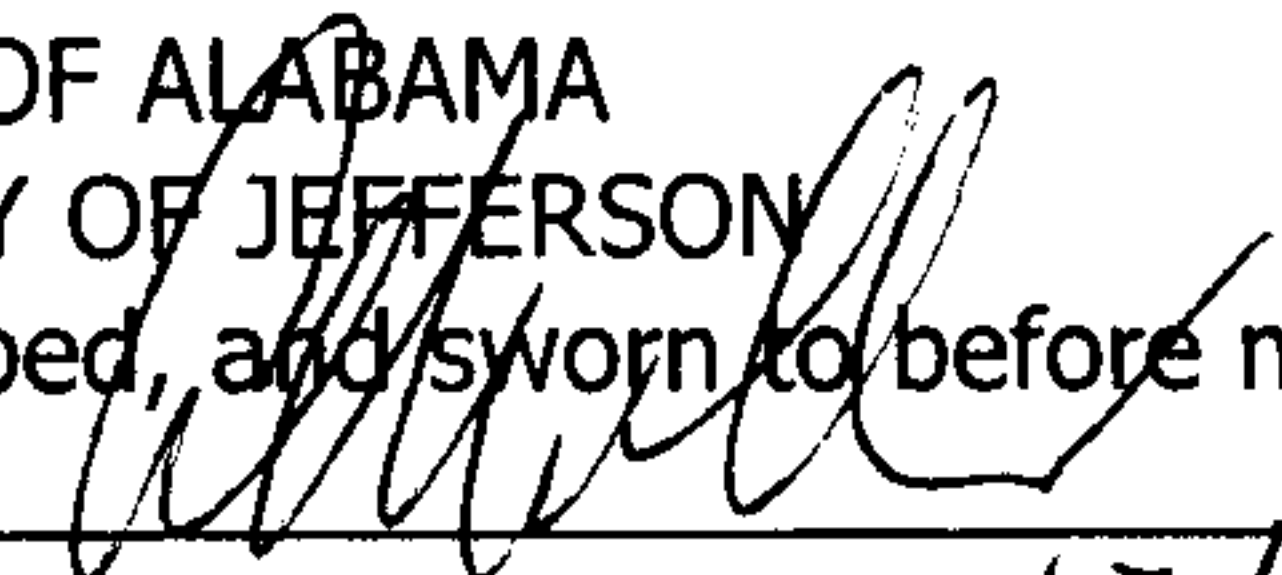
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

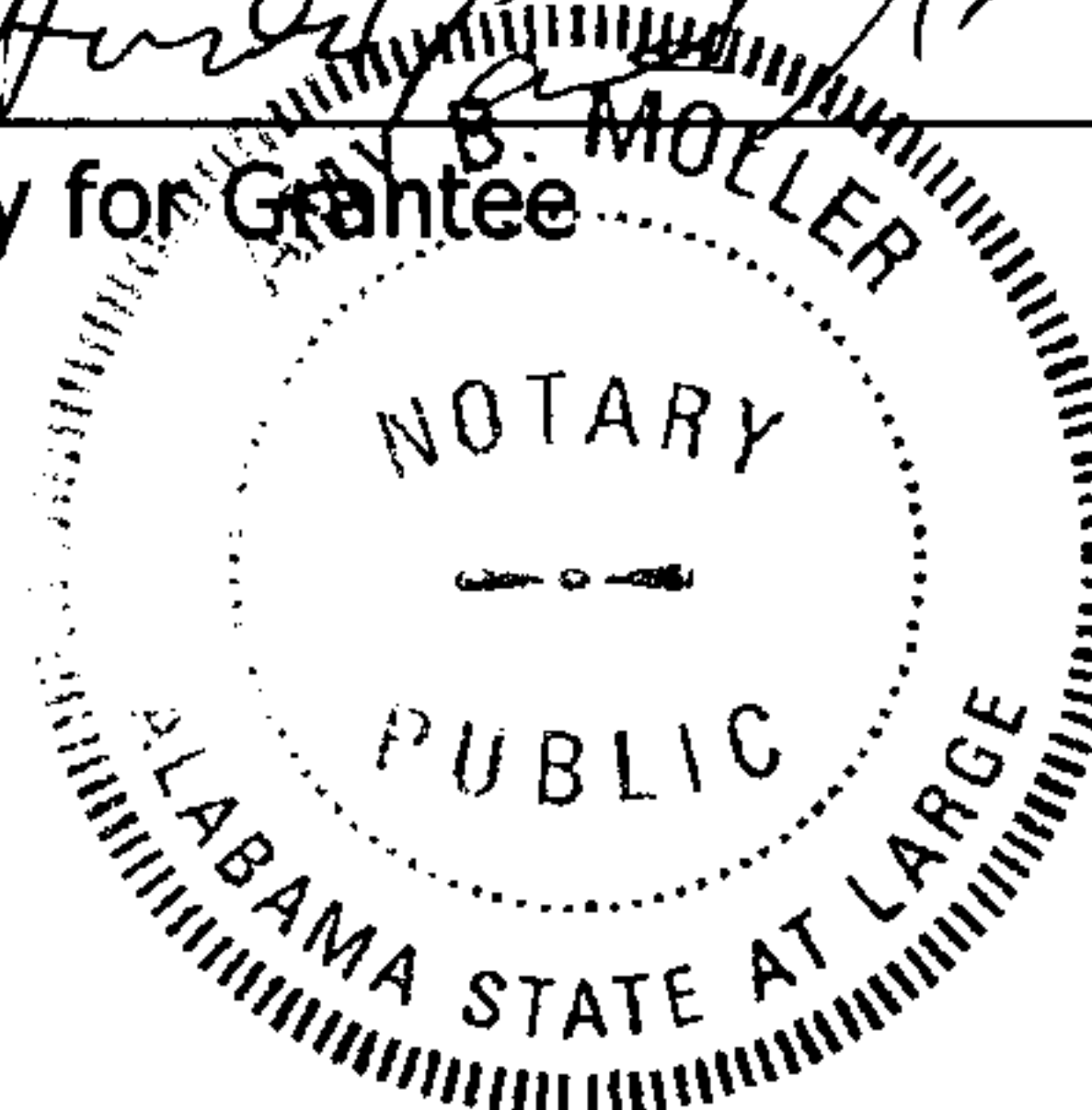
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: August 8, 2013

Print: W. Harold Parrish, Jr.

Sign: 
Attorney for Grantee

STATE OF ALABAMA
COUNTY OF JEFFERSON
Subscribed, and sworn to before me this 8th day of August, 2013.
 Notary Public
My Commission Expires: 12/12/15



Form RT-1