

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Joel J. King
Faith C. King
1036 Kingston Road
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Fifty-Nine Thousand Four Hundred Nineteen and 46/100 (\$259,419.46) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Stone Martin Builders, LLC**, an Alabama limited liability co, does hereby grant, bargain, sell and convey unto **Joel J. King and Faith C. King**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, theirs heirs and assigns forever, against the lawful claims of all persons.

Chief Financial

IN WITNESS WHEREOF, the said Grantor, by its Officer, Greg Pettey, who is authorized to execute this conveyance, has hereto set its signature and seal this 18th day of September, 2013.



20130924000384530 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/24/2013 12:36:35 PM FILED/CERT

Stone Martin Builders, LLC

By:

Greg Pettey, Chief Financial Officer

STATE OF ALABAMA)

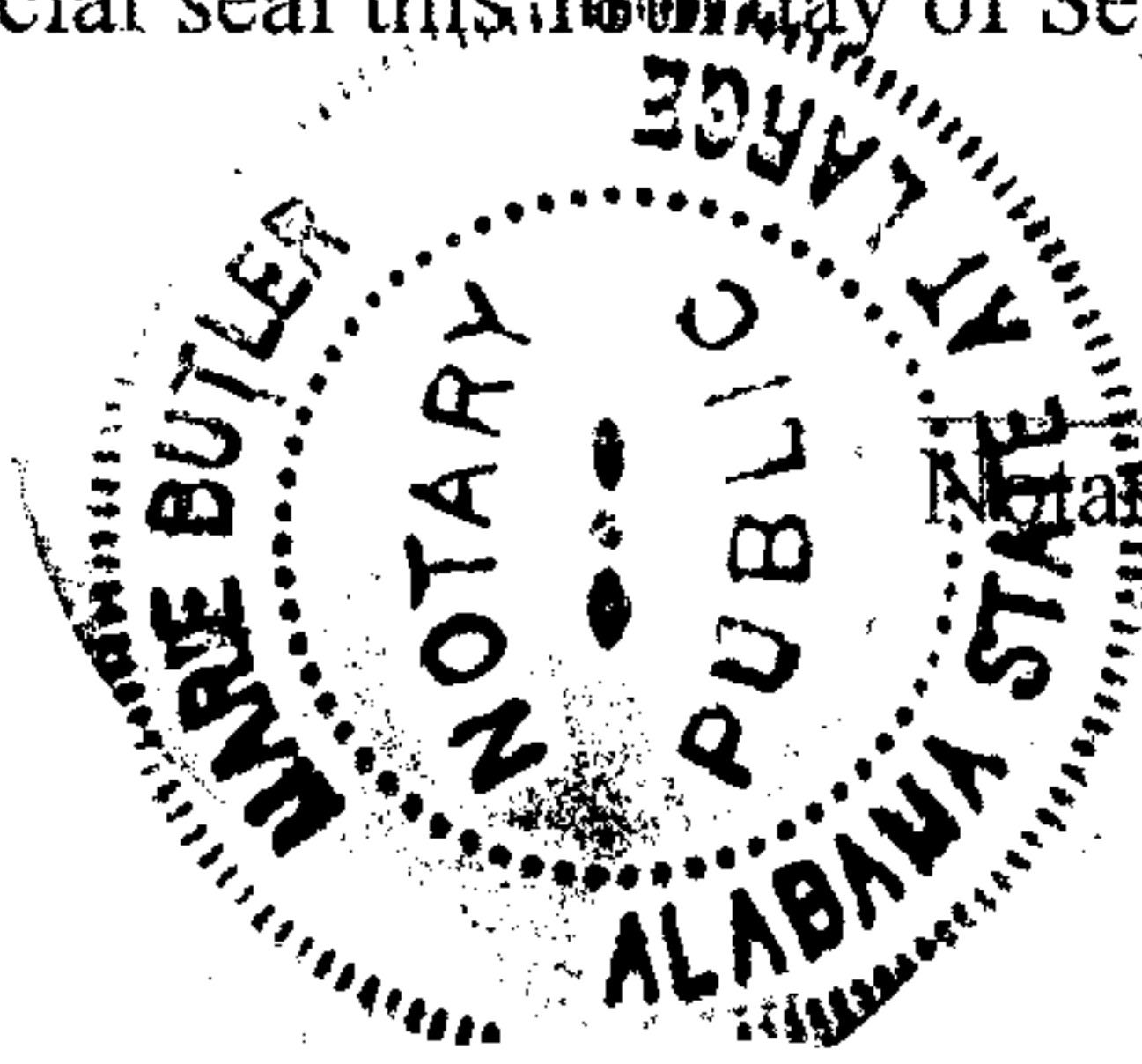
Lee COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Greg Pettey**, whose name as Chief Financial Officer of Stone Martin Builders, 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 18th day of September, 2013.

My Commission Expires:

Aug 17, 2017



Marie Butler
Notary Public

EXHIBIT "A"

Lot 1-17, according to the Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, as Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea park Residential Association, Inc. and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to: 1. Current taxes not yet due and payable; 2. No further subdivision of lots as restricted by recorded map; 3. Restrictions as shown by recorded map; 4. Easement(s) as shown by recorded map; 5. Easement to Level 3 Communications, LLC, recorded in Instrument 2000-0007 and Instrument 2000-0671, in the Probate Office of Shelby County, Alabama; 6. Easement to Colonial Pipeline Company recorded in Deed Book 283, page 716; Deed Book 223, page 823; Deed Book 253, page 324 and Deed book 227, page 637, in the Probate Office of Shelby County, Alabama; 7. Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552; Instrument 2000-94450 and Instrument 2001-27341, in the Probate Office of Shelby County, Alabama; 8. Reservation of a personal license to transverse property granted to John T. Mewborn during his life-time, as set out in the Deed from John T. Mewborn to U.S. Alliance Coosa Pines Corporation, recorded in Instrument 1998-43780, in the Probate Office of Shelby County, Alabama. (as to the property in Township 19 South, Range 1 East); 9. Easement to U.S. Alliance for road, as set out in Instrument 2000-4454, in the Probate Office of Shelby County, Alabama; 10. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; 11. Permanent Easement for water mains and/or Sanitary Sewer Main to the City of Chelsea as recorded in Instrument 20040120000033550, in the Probate Office of Shelby County, Alabama; 12. Restrictions or Covenants recorded in Instrument 20030815000539670, in the Probate Office of Shelby County, Alabama; 13. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20051222000659740, in the Probate Office of Shelby County, Alabama; 14. Declaration of Easement and Master Protective Covenants as recorded in Instrument 20041014000566950, Instrument 20041014000566960, Instrument 20060720000351160 and in Instrument 20060605000263850, in the Probate Office of Shelby County, Alabama; 15. Declaration of Protective Covenants for Chelsea Park 1st Sector, Phase 1 & 2, as recorded in Instrument 20041026000590790, in the Probate Office of Shelby County, Alabama; 16. Easement to Alabama Power Company recorded in Instrument 20051031000564090, Instrument 20060828000422650, Instrument 20050203000056210, Instrument 20050802000390130, Instrument 20051031000564100 and Instrument 20051031000564050, in the Probate Office of Shelby County, Alabama; 17. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Instrument 20060424000189000, Instrument 20040922000521690, and Instrument 20020719000338730 in the Probate Office of Shelby County, Alabama; 18. Conservation Easement and Declaration of Restrictions and Covenants recorded in Instrument 20041228000703990 and in Instrument 20041228000703970, in the Probate Office of Shelby County, Alabama; 19. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company on Chelsea Park Sector 1 Phase 1, as recorded in Instrument 20050203000056200, in the Probate Office of Shelby County, Alabama; 20. Easement to Bellsouth Mobility as recorded in Instrument 20060630000315710 and Instrument 20050923000496730, in the Probate Office of Shelby County, Alabama; 21. Easement Agreement as set out in Instrument 20040816000457750, in the Probate Office of Shelby County, Alabama; 22. Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association, Inc., as recorded in Real 194, Page 287, in the Probate Office of Shelby County, Alabama; 23. Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, page 111, in the Probate Office of Shelby County, Alabama; 24. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument 20041223000633620, in the Probate Office of Shelby County, Alabama; 25. Restriction, Reservation, Conditions, Right of First Refusal and Purchase Option, Limitations, Release of Damages and mineral and mining rights as recorded in Instrument 20050513000232210 in the Probate Office of Shelby County, Alabama.



20130924000384530 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/24/2013 12:36:35 PM 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 Stone Martin Builders, LLC

Mailing Address 404 South 8th Street
Opelika, AL 36801

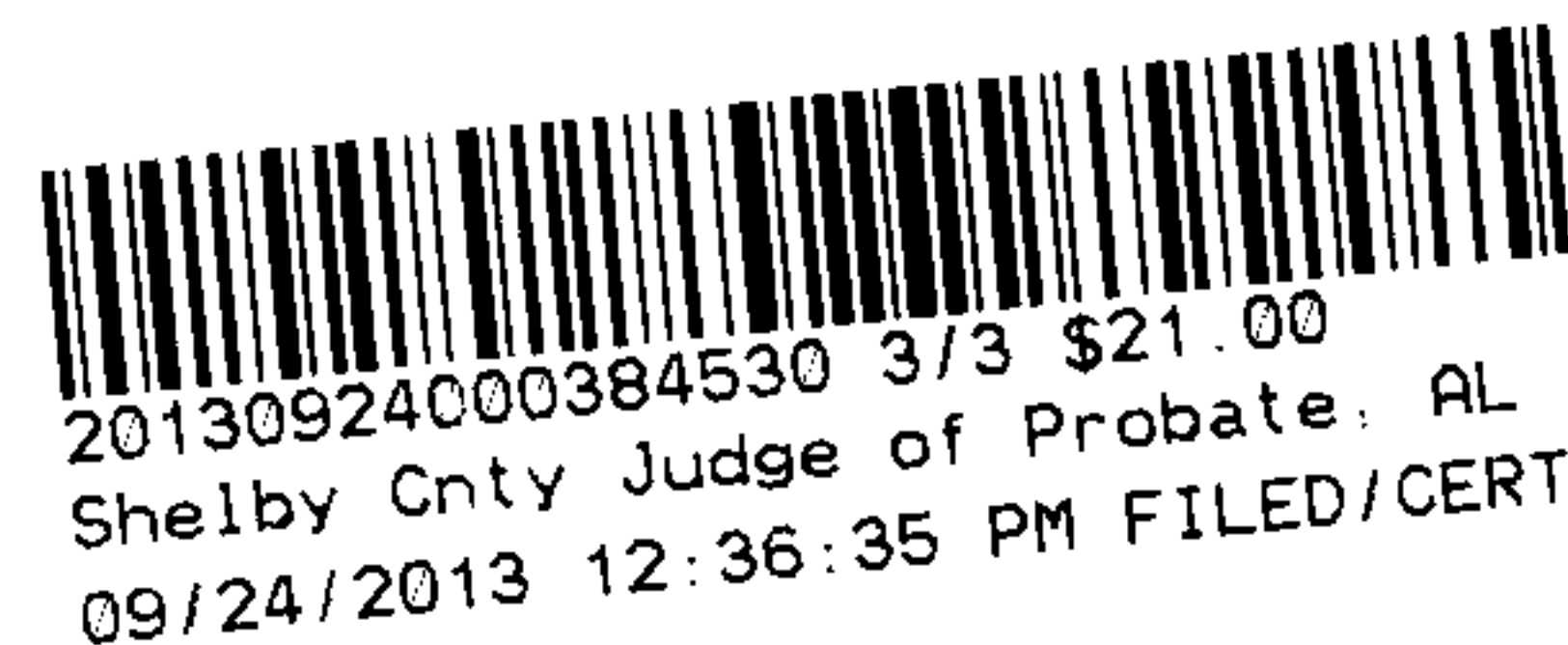
Grantee's Name Joel J. King
Faith C. King

Mailing Address 1036 Kingston Road
Chelsea, AL 35043

Property Address 1036 Kingston Road
Chelsea, AL 35043

Date of Sale September 18, 2013

Total Purchase Price \$259,419.46
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)

| | | | |
|-------------------------------------|-------------------|--------------------------|-----------|
| <input type="checkbox"/> | Bill of Sale | <input type="checkbox"/> | Appraisal |
| <input type="checkbox"/> | Sales Contract | <input type="checkbox"/> | Other |
| <input checked="" type="checkbox"/> | Closing Statement | | |

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 September 18, 2013

Print: John L. Hartman, III

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one