

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Heath J. Chesser
255 Ivy Way
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-Six Thousand and 00/100 Dollars (\$46,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **REI Associates, LLC**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Heath J. Chesser** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 203, according to the Survey of Shadow Oaks Estates 2nd Sector, as recorded in Map Book 33, Page 149, in the Probate Office of Shelby County, Alabama.

\$34,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, REI Associates, LLC, by its Member, Jeff Shadrick who is authorized to execute this conveyance, has hereto set its signature and seal, this April 11, 2014.

REI Associates, LLC

By: Jeff Shadrick
Jeff Shadrick
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeff Shadrick whose name as Member of REI Associates, LLC, 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, Jeff Shadrick, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and seal this April 11, 2014.

[Signature]
Notary Public

My Commission Expires: 7/26/16

Grantor's Address:
732 Montgomery Hwy, PMB 244
Birmingham, AL 35216

Property Address:
Lot 203 Shadow Oaks

The Consideration recited herein is
the contract sales price.

20140417000111620 1/1 \$25.50
Shelby Cnty Judge of Probate, AL
04/17/2014 09:50:35 AM FILED/CERT

Shelby County, AL 04/17/2014
State of Alabama
Deed Tax: \$11.50