

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax: \$60.00


20150102000001660 1/4 \$83.00
Shelby Cnty Judge of Probate, AL
01/02/2015 01:33:57 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Phillip G. Stutts
Leitman, Siegal, & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:

D.R. Horton, Inc. – Birmingham
2188 Parkway Lake Drive
Hoover, AL 35244

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), in hand paid and other good and valuable consideration to the undersigned grantor, **CHESSER RESERVE, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **D.R. HORTON, INC.–BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, 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 130A and 132A, according to the Resurvey of Chesser Reserve, Phase I, as recorded in Map Book 44, Page 11 in the Probate Office of 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 Reserve as recorded in Instrument 20070710000325070 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.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 23rd day of December, 2014.

GRANTOR:

CHESSER RESERVE, LLC,
an Alabama limited liability company

By: _____

Name: _____

Title: _____

William L. Thornton III
MANAGER

STATE OF ALABAMA)

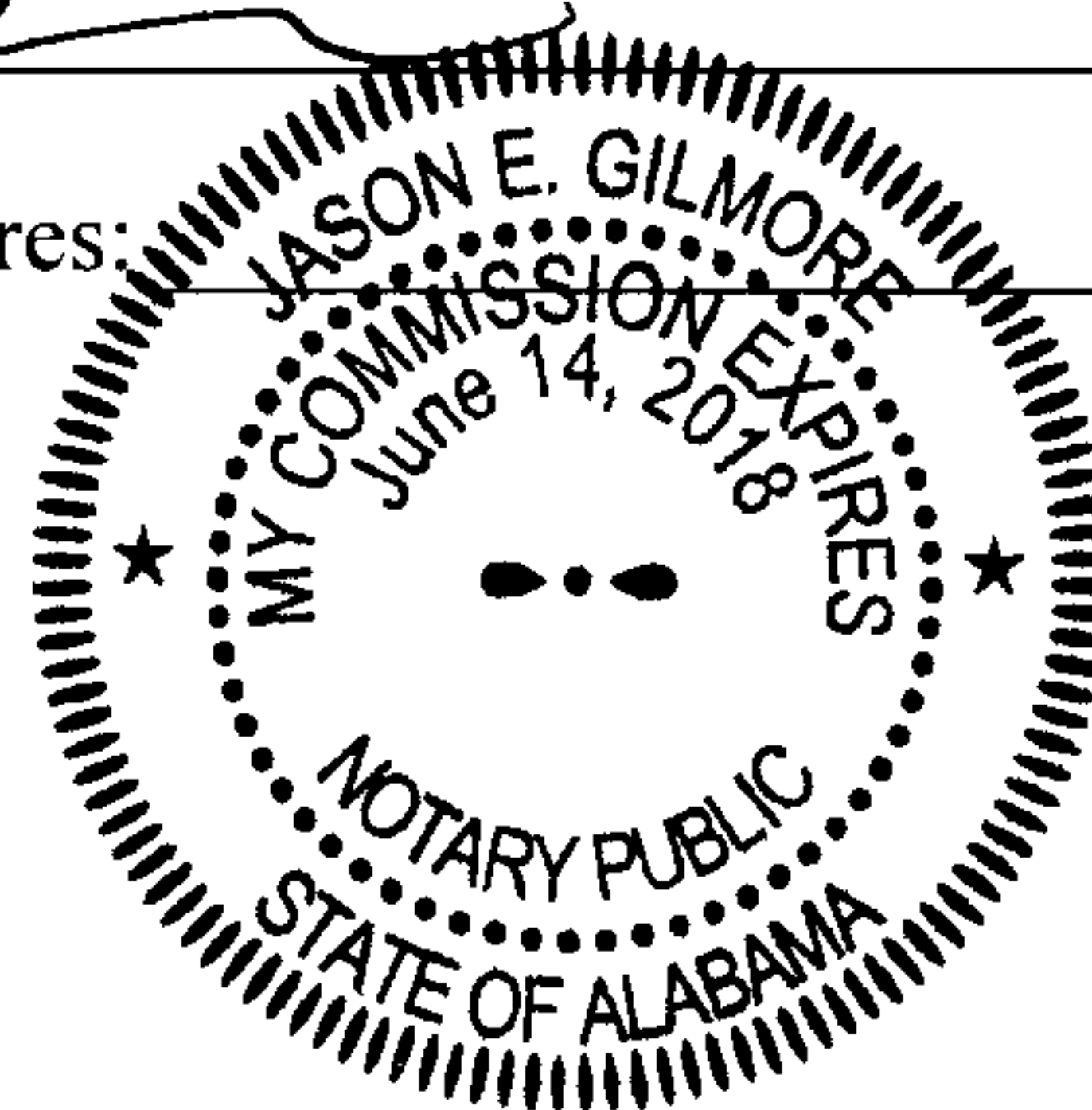
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as Manager of **CHESSER RESERVE, 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/she, 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 23rd day of December, 2014.

Notary Public

My Commission Expires: _____



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EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2015 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown on Map Book 44, Page 11 in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Deed Book 127, page 317 and Instrument 20070418000180110, 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 20070418000180120, in the Probate Office of Shelby County, Alabama.
6. Declaration of Covenants, Conditions and Restrictions for Chesser Reserve as recorded in Instrument 20070710000325070 and amended in Instrument 20140630000197500 in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Chesser Reserve Owners Association Inc as recorded in Instrument 20070817000388360, amended in Instrument 20090622000238740, amended in Instrument 20100217000046800, in the Probate Office of Shelby County, Alabama.
8. Declaration of Restrictive Covenants as recorded in Instrument 20040414000194390, in the Probate Office of Shelby County, Alabama.
9. Sewer Service Agreement as recorded in Instrument 20121102000422190, in the Probate Office of Shelby County, Alabama.
10. Shared Use and Maintenance Agreement as recorded in Instrument LR201312, Page 11162 in the Probate Office of Jefferson County, Alabama and as recorded in Instrument 20130325000122540, in the Probate Office of Shelby County, Alabama.



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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 Chesser Reserve LLC
Mailing Address 5300 Cahaba River Road
Suite 200
Birmingham, AL 35243

Grantee's Name D.R. Horton, Inc. - Birmingham
Mailing Address 2188 Parkway Lake Drive
Hoover, Alabama 35244

Property Address Lots 130A & 132A
Chesser Reserve Drive
Chesser Subdivision
Chelsea, Alabama 35043
(unimproved residential lots)

Date of Sale December 29, 2014
Total Purchase Price \$ 60,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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: December 29, 2014

Print: W. Harold Parrish, Jr.

Sign: [Signature]

Attorney for Grantee

STATE OF ALABAMA

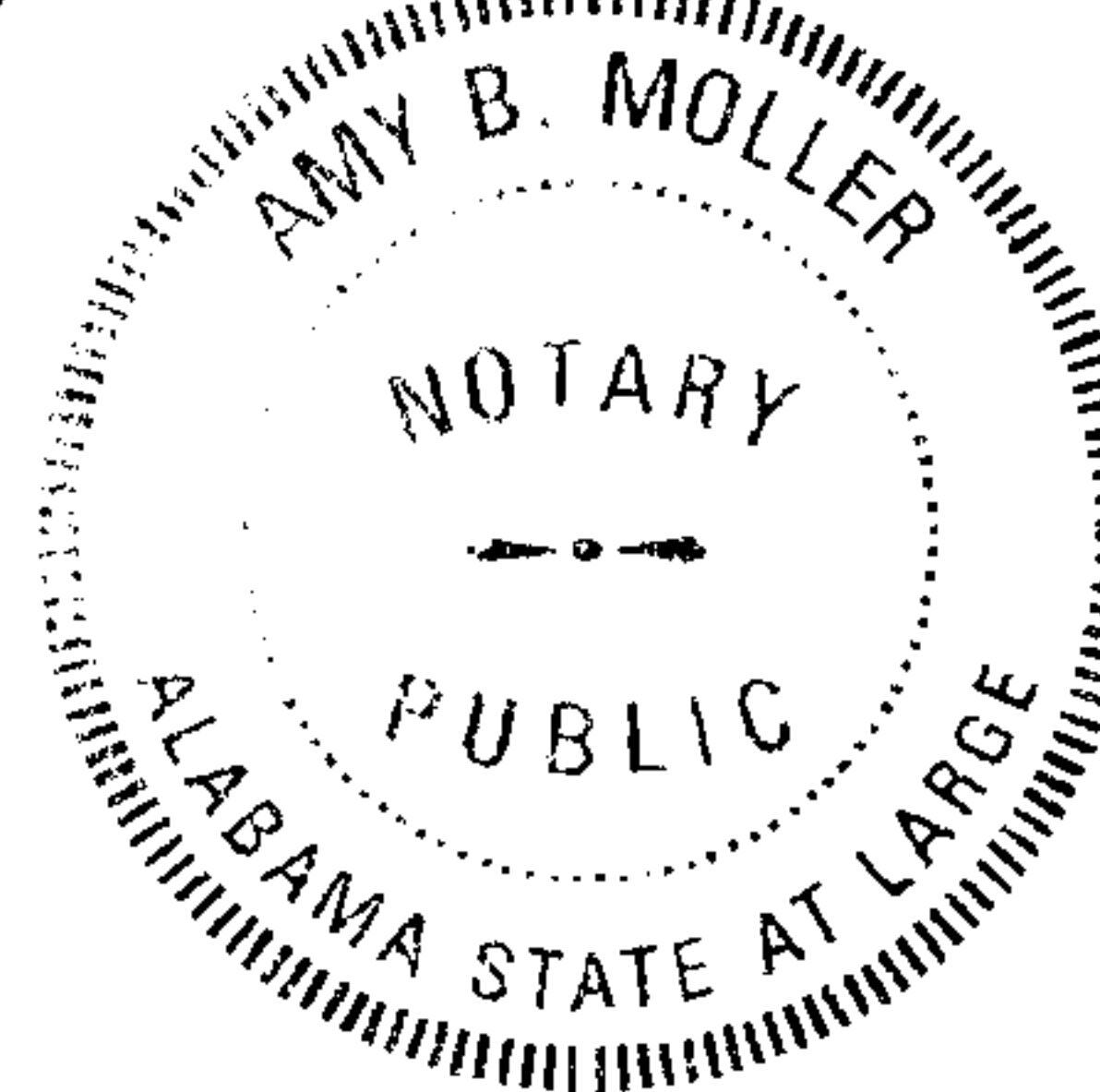
COUNTY OF JEFFERSON

Subscribed and sworn to before me this 29th day of December, 2014.

[Signature] Notary Public

My Commission Expires: 12/12/15

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**Form RT-1**