
20150901000305390 1/6 \$469.00
Shelby Cnty Judge of Probate, AL
09/01/2015 12:51:56 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:

See attached Exhibit "A".

Subject, however, to those matters which are set forth on Exhibit "B" 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.

Shelby County, AL 09/01/2015
State of Alabama
Deed Tax: \$440.00

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 27th day of August, 2015.

GRANTOR:

CHESSER RESERVE, LLC,
an Alabama limited liability company


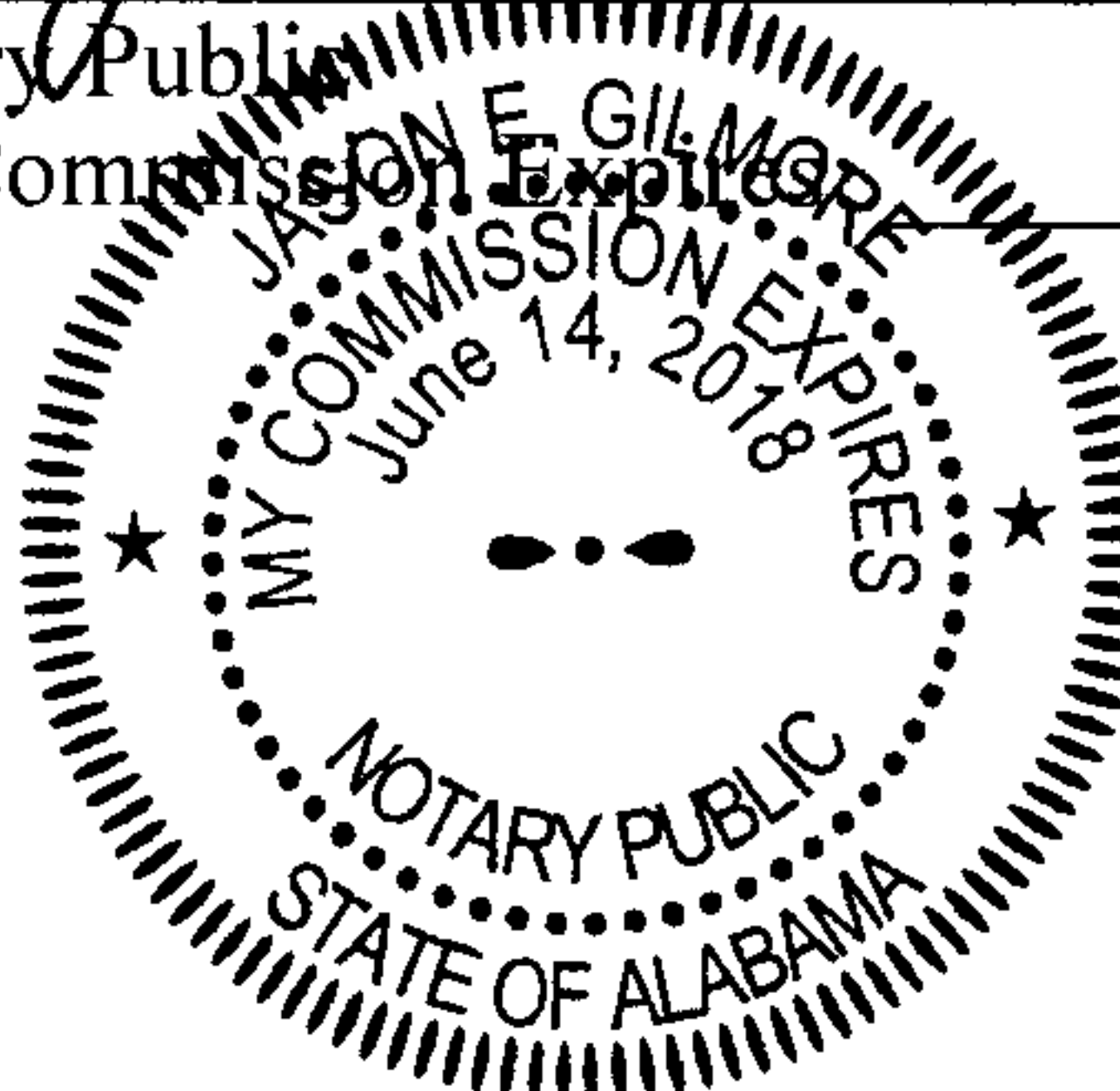
By: 
Lauren E. Thornton
Title: Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lauren E. Thornton, 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 27th day of August, 2015.


Notary Public
My Commission Expires June 14, 2018




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EXHIBIT "A"

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LEGAL DESCRIPTION

A parcel of land situated in the North half of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section and run in a Westerly direction along the North line for a distance of 1438.65 feet; thence turn a deflection angle of $88^{\circ}10'58''$ to the left and run in a Southerly direction for a distance of 942.98 feet to the POINT OF BEGINNING; thence turn a deflection angle of $167^{\circ}44'23''$ to the left and run in a Northeasterly direction for a distance of 55.49 feet to the point of commencement of a curve turning to the right, said curve having a radius of 530.00 feet, a central angle of $41^{\circ}12'21''$, a chord distance of 373.00 feet and an interior angle to the left to chord of $159^{\circ}23'50''$; thence run along arc of said curve for a distance of 381.16 feet; thence turn an interior angle of $157^{\circ}09'23''$ to the left from chord and run in a Northeasterly direction for a distance of 115.00 feet to the Southwest corner of Lot 62 of Chesser Plantation Phase 1 - Sector 1 in Map Book 29, Page 130A in the Office of the Judge of Probate Shelby County, Alabama; thence turn an interior angle of $176^{\circ}06'28''$ to the left and run in a Northeasterly direction along said South line of said Lot 62 for a distance of 80.01 feet to the Southeast corner of said lot; thence turn an interior angle of $85^{\circ}26'52''$ to the left and run in a Southeasterly direction along the Southwestern-most line of Lots 51 and 52 in said subdivision for a distance of 231.66 feet; thence turn an interior angle of $224^{\circ}11'49''$ to the left and run in a Southeasterly direction along the South line of Lots 50 and 51 in said subdivision for a distance of 117.96 feet; thence turn an exterior angle of $133^{\circ}42'55''$ to the right and run in a Northeasterly direction along the South line of Lots 49 and 50 in said subdivision for a distance of 103.55 feet; thence turn an exterior angle of $154^{\circ}20'32''$ to the right and run in a Northeasterly direction along the South line of Lots 48 and 49 to the Southwest corner of Lot 47 in said subdivision for a distance of 146.41 feet; thence turn an interior angle of $53^{\circ}51'42''$ to the left and run in a Southeasterly direction along the West line of Lots 42 - 46 in said subdivision for a distance of 395.00 feet said point also being the Northeast corner of Lot 40 in said subdivision; thence turn an interior angle of $94^{\circ}10'54''$ to the left and run in a Southwesterly direction along the North line of Lots 39 and 40 in said subdivision for a distance of 204.48 feet; thence turn an exterior angle of $144^{\circ}35'28''$ to the right and run in a Southwesterly direction along the Northwest line of Lot 38 in said subdivision for a distance of 114.56 feet; thence turn an exterior angle of $174^{\circ}59'09''$ to the right and run in a Southwesterly direction along the Northwest line of Lot 37 in said subdivision for a distance of 93.82 feet; thence turn an interior angle of $178^{\circ}22'22''$ to the left and run in a Southwesterly direction along the Northwest line of Lot 36 in said subdivision for a distance of 78.31 feet; thence turn an interior angle of $159^{\circ}36'27''$ to the left and run in a Southwesterly direction along the Northwest line of Lot 35 in said subdivision for a distance of 79.34 feet; thence turn an interior angle of $168^{\circ}50'19''$ to the left and run in a Southwesterly direction along the Northwest line of Lots 33 and 34 in said subdivision for a distance of 183.43 feet; thence turn an exterior angle of $139^{\circ}46'38''$ to the right and run in a Southwesterly direction along the Northwest line of Lot 32 in said subdivision for a distance 100.08 feet; thence turn an exterior angle of $158^{\circ}13'08''$ to the right and run in a Southerly direction along the West line of Lots 31 and 32 in said subdivision for a distance of 109.64 feet; thence turn an exterior angle of $123^{\circ}18'32''$ to the right and run in a Southeasterly direction along the Southwest line of Lot 31 in said subdivision for a distance of 87.06 feet; thence turn an interior angle of $94^{\circ}47'23''$ to the left and run in a Southwesterly direction along the Northwest line of Lots 3 -10 in said subdivision for a distance of 863.55 feet said point also being the Southwest corner of Lot 3 in said subdivision; thence turn an interior angle of $181^{\circ}11'38''$ to the left and run in a Southwesterly direction along the Northwest line of Lot 2 in said subdivision for a distance of 80.01 feet to the Southwest corner of Lot 2 in said subdivision; thence turn an interior angle of $115^{\circ}17'03''$ to the left and run in a Westerly direction for a distance of 141.26 feet to a point on the Northernmost right of way line of Chesser Park Drive and a point on a non-tangent curve to the left, said

curve having a radius of 280.00 feet, a central angle of 43°06'54", an interior angle to the left to chord of 153°29'07", and a chord distance of 205.76 feet; thence run along arc of said curve and along said right of way for a distance of 210.70 feet; thence turn an interior angle to the left from chord and run along a line tangent to said curve and along said right of way for a distance of 57.08 feet to the point of commencement of a tangent curve to the right, said curve having a radius of 270.00 feet, a central angle of 64°07'04", a chord distance of 286.63 feet; thence run along arc of said curve and along said right of way for a distance of 302.15 feet; thence run along a line tangent to said curve and along said right of way for a distance of 13.04 feet to the point of commencement of a tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of 19°27'03", a chord distance of 145.28 feet thence run along arc of said curve and along said right of way for a distance of 145.98 feet; thence leaving said right of way, turn an interior angle of 109°11'13" to the left from chord and run in a Northeasterly direction for a distance of 94.67 feet; thence turn an interior angle of 262°11'43" to the left and run in a Northwesterly direction for a distance of 20.84 feet; thence turn an interior angle of 90°00'00" to the left and run in a Northeasterly direction for a distance of 694.37 feet to the point of commencement of a tangent curve to the left, said curve having a radius of 470.00 feet, a central angle of 50°43'51", a chord distance of 402.69 feet; thence run along arc of said curve for a distance of 416.15 feet; thence run along a line tangent to said curve for a distance of 29.52 feet to the point of commencement of a tangent curve to the right, said curve having a radius of 480.00 feet, a central angle of 12°15'37", a chord distance of 102.52 feet; thence run along arc of said curve for a distance of 102.71 feet; thence run along a line tangent to said curve for a distance of 57.69 feet to the POINT OF BEGINNING.

Less and except the Southeast 6 feet of Lot 94A, a Resurvey of Lot 94 Cottages at Chesser Phase I as recorded In Map Book 34, Page 84 in the Office of the Judge of Probate, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING SUBDIVISIONS FROM THE ABOVE LEGAL:

All Lots in to the Survey of Chesser Reserve, Phase I, as recorded in Map Book 38, Page 115-A and 115-B in the Probate Office of Shelby County, Alabama.

All Lots in the Resurvey of Lots 1 and 2, Chesser Reserve, Phase I as recorded in Map Book 39, Page 80 in the Probate Office of Shelby County, Alabama.

The Pool Common Area, according to the Survey of Chesser Reserve Pool as recorded in Map Book 39, Page 138 in the Probate Office of Shelby County, Alabama.

All Lots in the Resurvey of Lot 118 and 119, Chesser Reserve Phase I as recorded in Map Book 43, Page 78 in the Probate Office of Shelby County, Alabama.

All Lots in the Resurvey of Chesser Reserve Phase One as recorded in Map Book 44, Page 11 in the Probate Office of Shelby County, Alabama.

Less and Except any portion of the above described property included in the transfer from Chesser Plantation LLC to Chesser Plantation Owners Association, Inc. in that certain Statutory Warranty Deed recorded in Instrument 20061221000622530, in the Shelby County Judge of Probate on December 21, 2006.


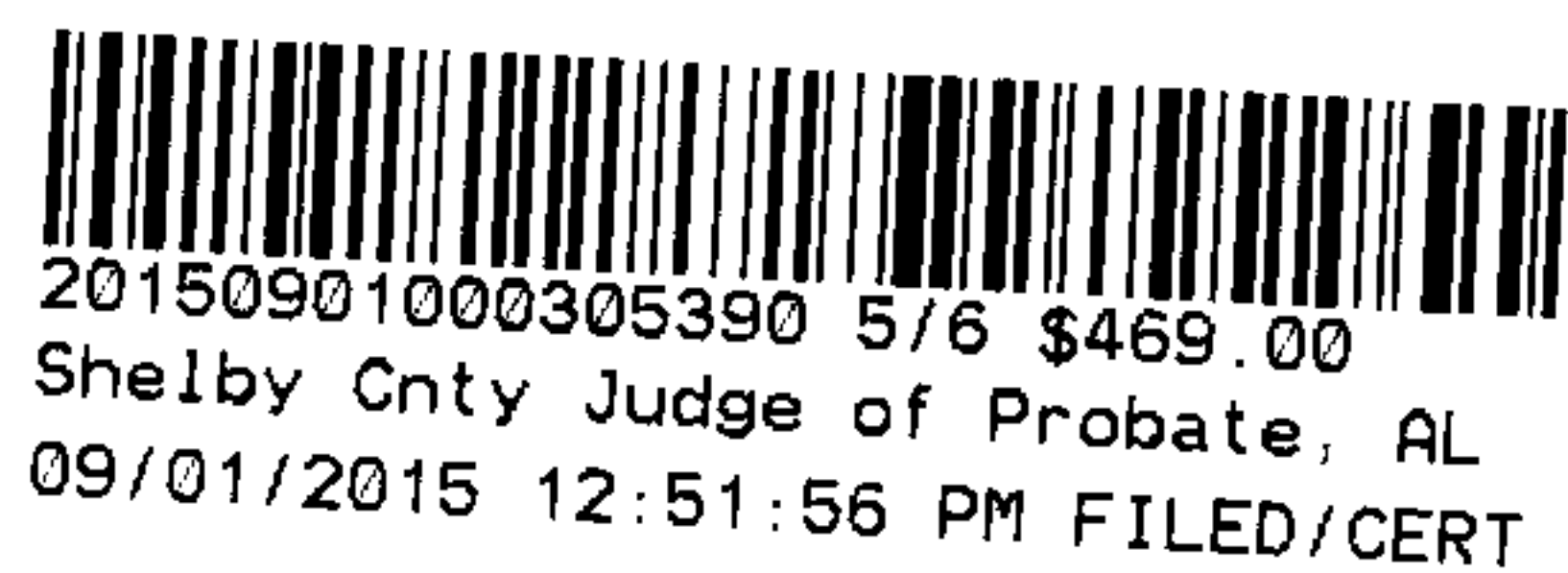

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EXHIBIT "B"

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, Deed Book 102, page 138 and Deed Book 104, page 525, 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. Declaration of Restrictive Covenants as recorded in Instrument 20040414000194390, in the Probate Office of Shelby County, Alabama.
6. Sewer Service Agreement as recorded in Instrument 20121102000422190, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

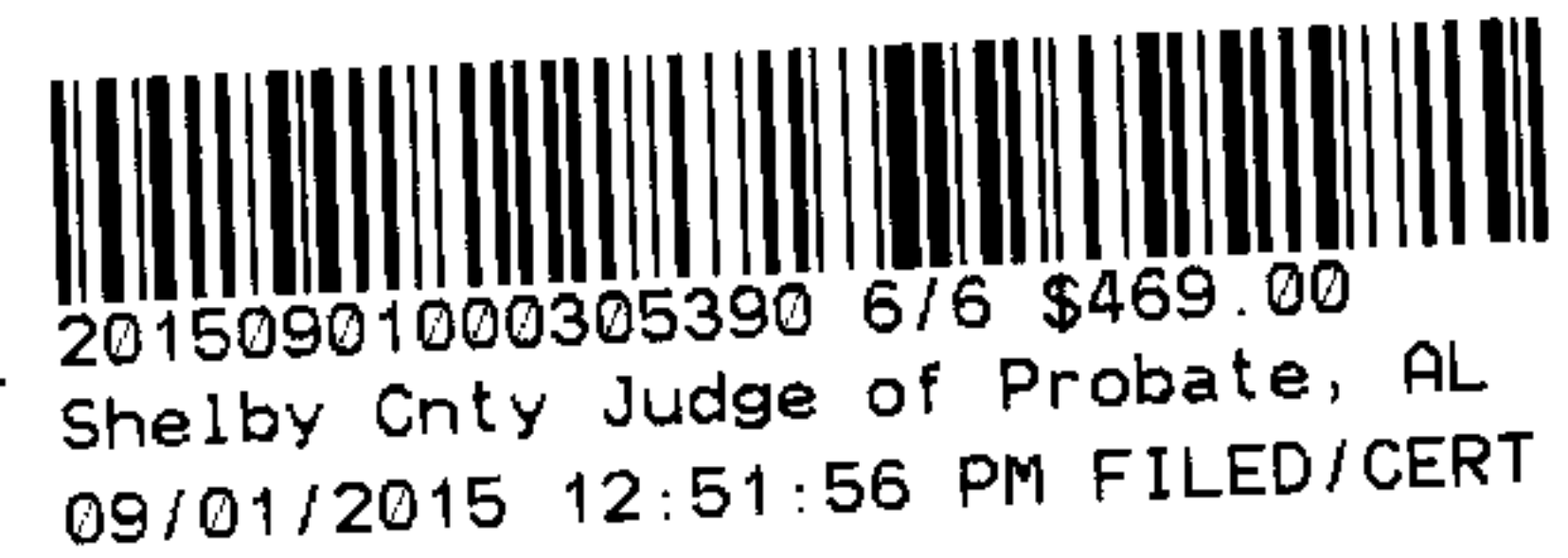
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Chesser Reserve LLC	Grantee's Name	D.R. Horton, Inc. - Birmingham
Mailing Address	5300 Cahaba River Road	Mailing Address	2188 Parkway Lake Drive
	Suite 200		Hoover, Alabama 35244
	Birmingham, AL 35243		
Property Address	Approximately 28.42 acres of undeveloped land in Shelby County	Date of Sale	August 27, 2015
	Chesser Subdivision	Total Purchase Price	\$ 439,830.00
	Chelsea, Alabama 35043	or	
	(unimproved land)	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



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 27, 2015

Print: Phillip G. Stutts

Sign: [Signature]

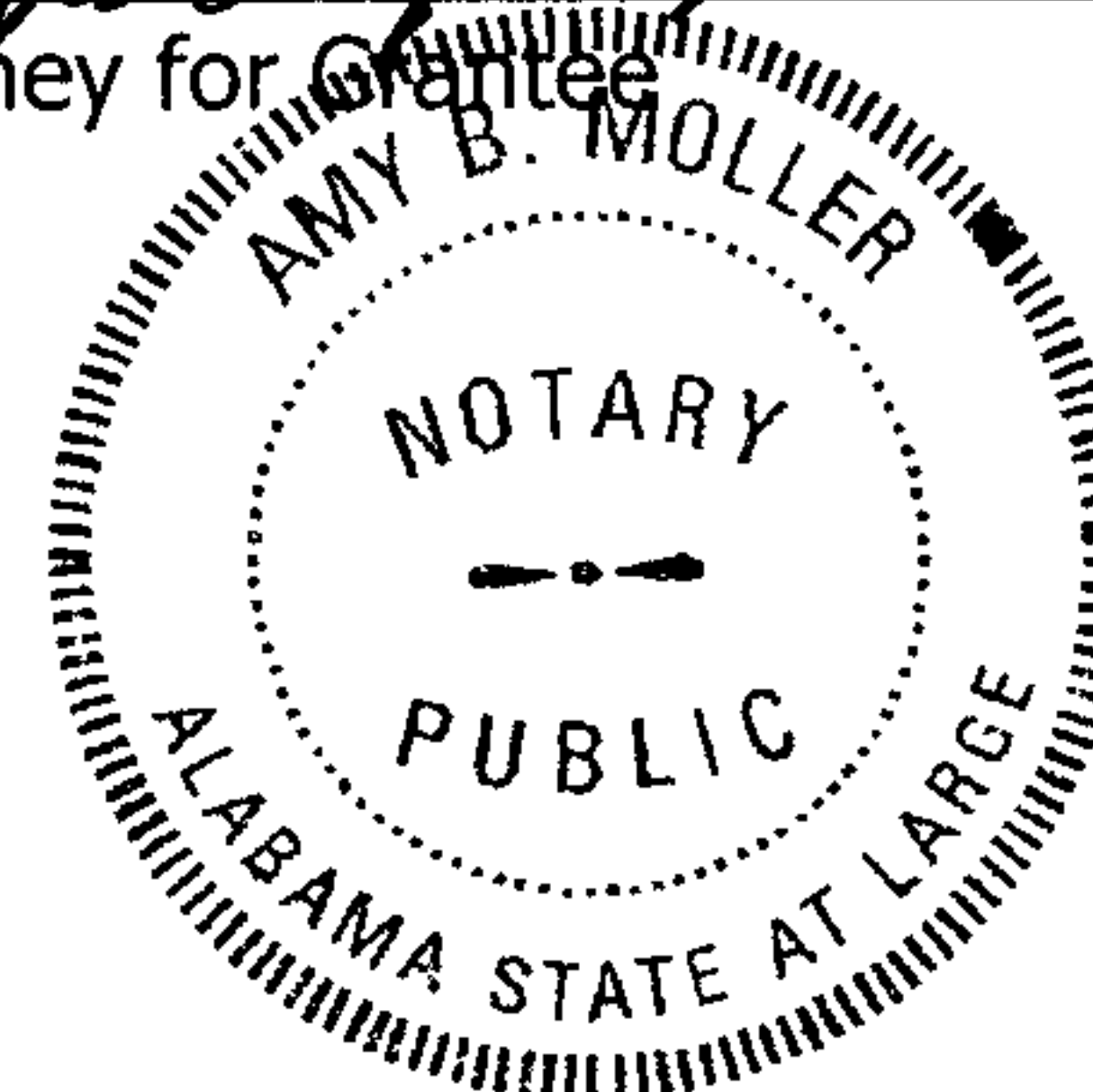
Attorney for Grantee

STATE OF ALABAMA
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 27 day of August, 2015.

Notary Public

My Commission Expires: 12/12/15



Form RT-1