

01492-2392
STATE OF ALABAMA
COUNTY OF SHELBY

20150908000312190
09/08/2015 11:55:39 AM
DEEDS 1/3

WARRANTY DEED

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that REDUS ALABAMA, LLC, an Delaware limited liability company, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by JAMES ROBEY BROWN, JR. and MARGARET McINTYRE BROWN, hereinafter referred to as the Grantees, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, AS TENANTS IN COMMON, with equal rights and interest for the period or term that the said Grantees shall survive, and unto the survivor of them his heirs and assigns, all of that certain parcel of real property situated in the State of Alabama, County of Shelby, and more particularly described as follows, viz:

Lots 27 and 38, according to the survey CHELSEA RIDGE ESTATES, 1ST SECTOR, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Restrictive covenants contained in instrument(s) recorded in Instrument No. 20051024000550710 (But omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin)
2. Terms, conditions, rules, regulations and by-laws of Chelsea Ridge Homeowners' Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 1995-29785 and Instrument No. 1997-08664.
3. Easement granted Alabama Power Company by instrument recorded in Instrument No. 20055729000382400.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said Grantees, as TENANTS IN COMMON with survivorship stated herein, in fee simple, forever.

AND except as to the above and taxes hereafter falling due which are assumed by the Grantee, the Grantors, for themselves, their heirs, successors and assigns, hereby covenant with the Grantees, his heirs and assigns, that they are seized of an indefeasible estate, in fee simple, in and to said property, that Grantors are in peaceful possession thereof and they have a perfect right to sell and convey the same, that said property is free and clear from any and all encumbrances not hereinabove mentioned and that they do hereby **WARRANT and WILL FOREVER DEFEND** the title of said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this, the 2nd day of September, 2015.

REDUS Alabama, LLC, a Delaware limited liability company

By: REDUS PROPERTIES, INC., a Delaware corporation, its sole member and manager

by: Carray Young
Carray Young, its Assistant Vice President

STATE OF Florida
COUNTY OF Duval

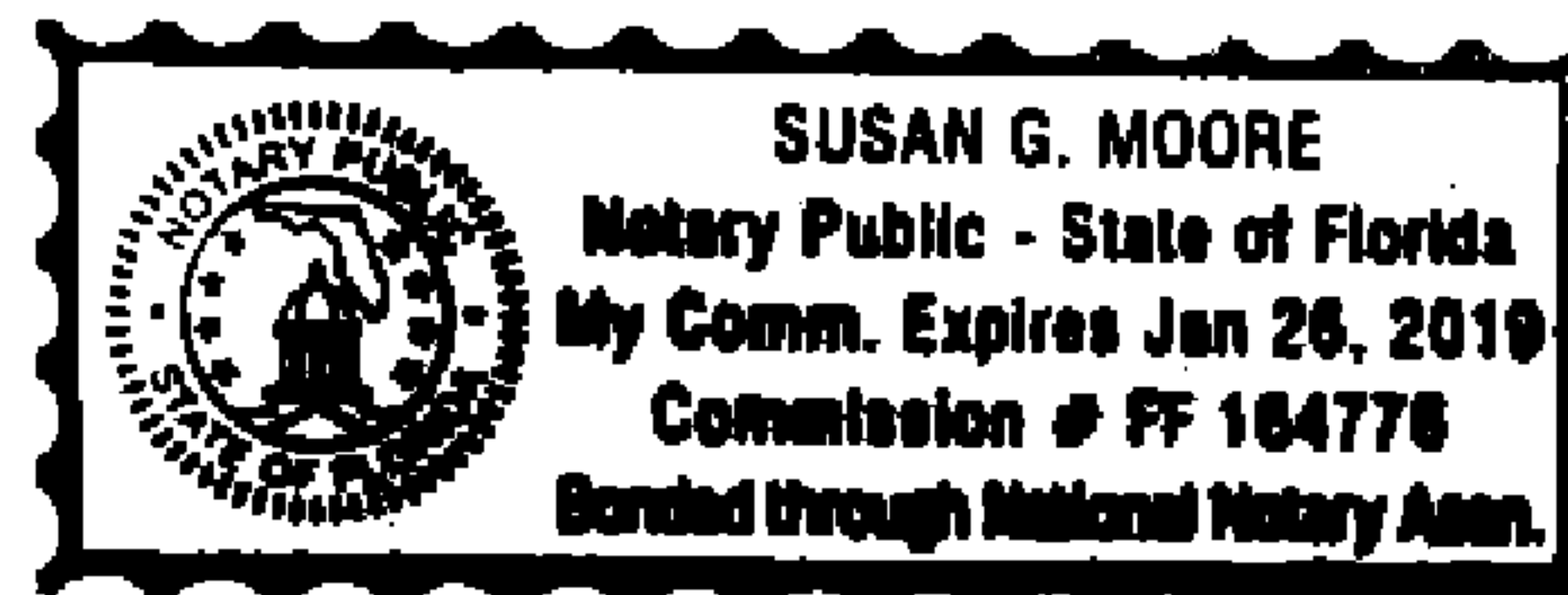
Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ~~ERIN~~ Carray Young ~~M. ACTON~~, as Assistant Vice President of REDUS PROPERTIES, INC, a Delaware corporation, who is sole member and manager of REDUS ALABAMA, LLC, whose name as Grantor is signed to the foregoing conveyance and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, (s)he executed the same voluntarily and with full power and authority to act on behalf of said corporation, on the day the same bears date.

Given under my hand and notarial seal on this, the 2nd day of September, 2015.

Susan G. Moore
NOTARY PUBLIC
My commission expires:

THIS INSTRUMENT PREPARED BY:

GARY P. ALIDOR, Attorney at Law
4357 Midmost Drive
Post Office Box 16564
Mobile, AL 36616-6564
(251) 343-0848



Grantee's Address:

1719 Hobbs Rd.
Greensboro, N.C. 27410

Grantor's Address:

1 Independent Dr. 10th floor

Jacksonville, FL 32202

Property Address:

0 Chelsea Ridge Trail
Columbiana, AL 35051

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | REDUS Alabama, LLC | Grantee's Name | James Robey Brown Jr. Margaret McIntyre Brown |
| Mailing Address | _____ | Mailing Address | 1719 Hobbs Road AK Greencastle, N.C. 27410 |
| Property Address | 0 Chelsea Ridge Trail Columbiana, AL 35051 | Date of Sale | September 04, 2015 |
| | | Total Purchase Price | \$16,500.00 |
| | | 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

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 of 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 01, 2015

Print James Robey Brown Jr. and Margaret McIntyre Brown

_____ Unattested

(verified by)

Sign

James Robey Brown Jr. Margaret McIntyre Brown
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2015 11:55:39 AM
\$36.50 CHERRY
20150908000312190

James W. Fuhrmeister