

20160225000058560

THIS INSTRUMENT PREPARED BY:

R. Timothy Estes, Esq.

Estes Closings, LLC

2188 Parkway Lake Drive, Ste 101

Hoover, AL 35244

02/25/2016 02:35:47 PM

DEEDS 1/2

SEND TAX NOTICE TO:

Christopher B Adams

168 Chesser Reserve Drive

Chelsea, AL 35043

STATUTORY WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

)
)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy-Three Thousand Two Hundred Forty and 00/100 (\$173,240.00)** Dollars and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

D.R. Horton, Inc. - Birmingham
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Christopher B Adams and Anna C Garrison
(herein referred to as GRANTEE, whether one or more), all of its right, title and interest in and to that certain real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 16A according to the Resurvey of Chesser Reserve Phase 1, as recorded in Map Book 44, page 11 in the Office of the Judge of Probate 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 Number 2007070000325070 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is thereto, is hereinafter referred to as the "Declaration")

Mineral and mining rights excepted. Subject to: current taxes, conditions, covenants, easements and restrictions of record.

\$178,138.00 of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

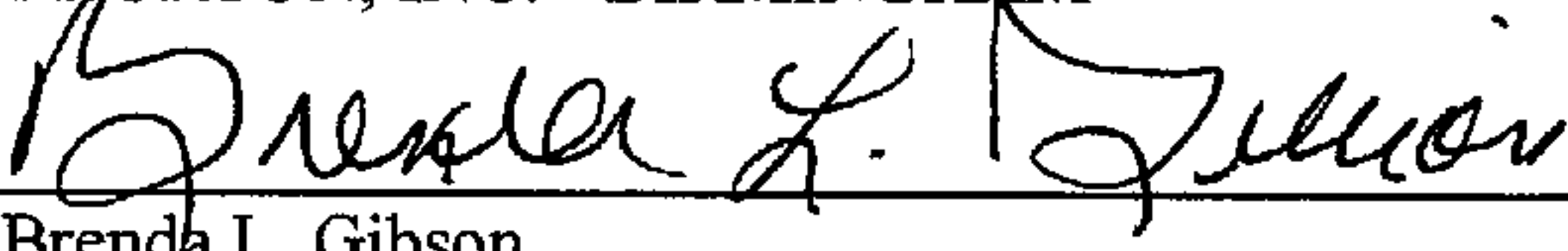
TO HAVE AND TO HOLD, unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

By acceptance of this Deed, Grantees hereby covenant and agree for themselves and their heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all persons or entities holding under or through Grantees.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, hereto set his/her signature and seal this the **25th** day of **February, 2016**.

D. R. HORTON, INC. - BIRMINGHAM



By: Brenda L. Gibson

Its: Assistant Secretary

STATE OF ALABAMA

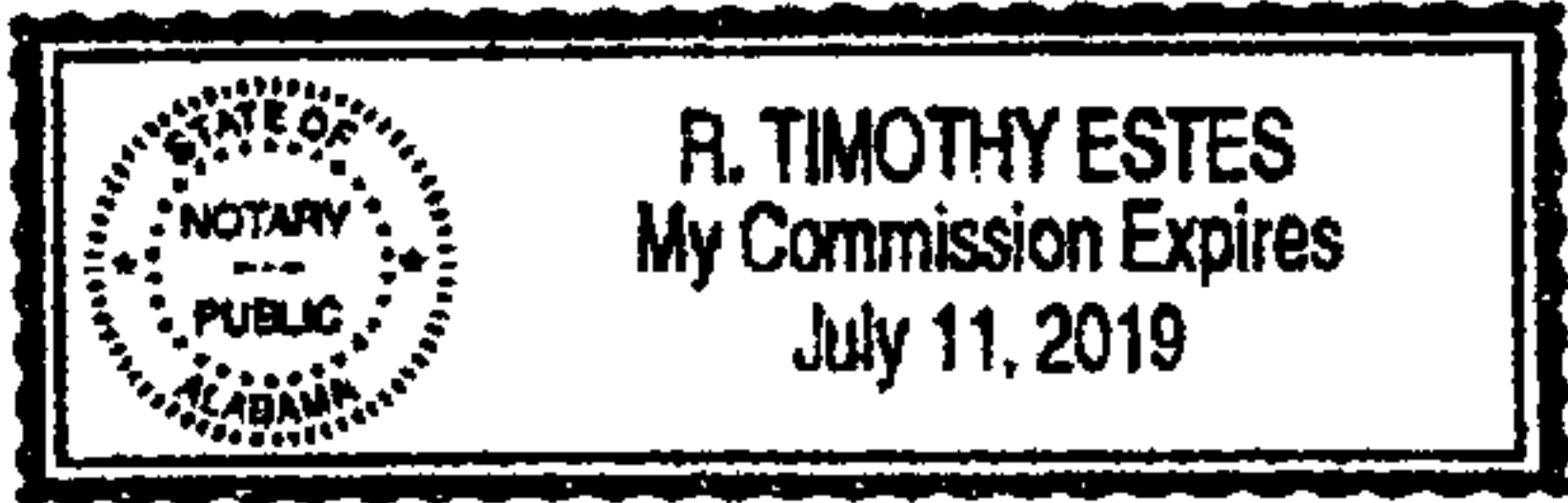
COUNTY OF Shelby

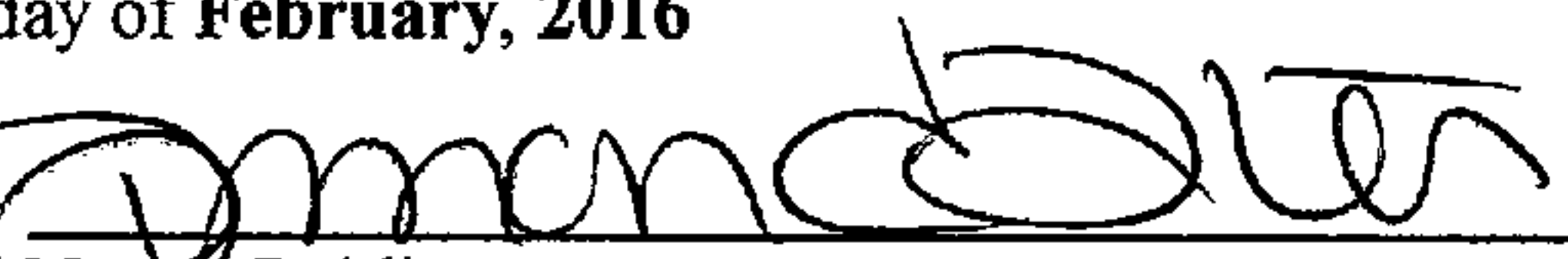
)
)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenda L. Gibson whose name as Assistant Secretary of D. R. HORTON, INC. - BIRMINGHAM, a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the **25th** day of **February, 2016**

SEAL





Notary Public

My Commission Expires: 7/11/19

16-0046

Real Estate Sales Validation Form

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

Grantor's Name	<u>D.R. Horton, Inc. - Birmingham</u>	Grantee's Name	<u>Christopher B Adams and Anna C Garrison</u>
Mailing Address	<u>2188 Parkway Lake Drive Suite 200</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>904 Huntley Apartment Drive</u> <u>Pelham, AL 35124</u>
Property Address	<u>168 Chesser Reserve Drive</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>February 25, 2016</u>
		Total Purchase Price	<u>\$173,240.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 February 25,
2016

Unattested

(verified by)

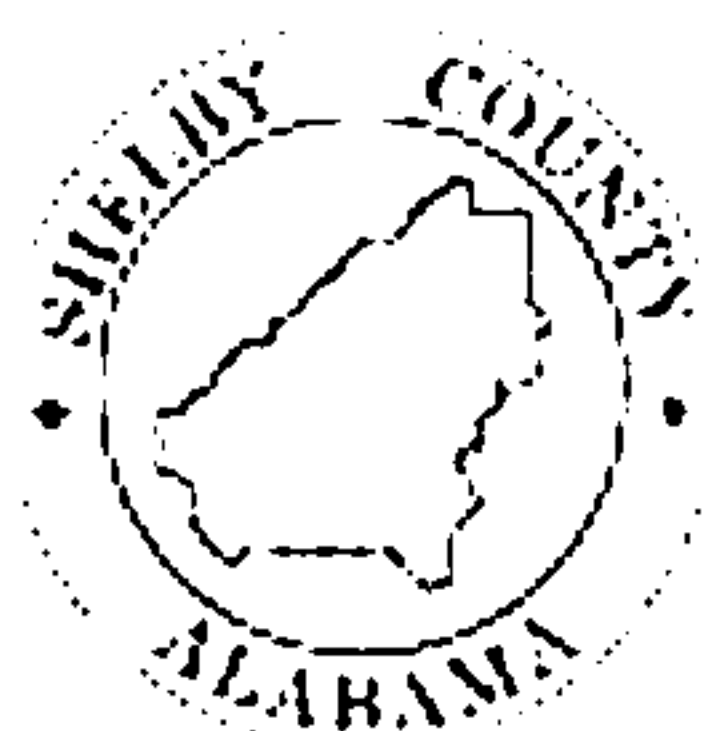
Print

D.R. Horton Inc Birmingham

Sign

Donald L. Sullivan, Asst. Secy

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/25/2016 02:35:47 PM
\$18.00 DEBBIE
20160225000058560

[Signature]