20160620000212670 06/20/2016 02:31:59 PM **DEEDS** 1/2

THIS INSTRUMENT PREPARED BY: R. Timothy Estes, Esq. Estes Closings, LLC 2188 Parkway Lake Drive, Ste 101

Hoover, AL 35244

SEND TAX NOTICE TO: Kimberly O. Parmley 359 Chesser Park Drive Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)	

That in consideration of Two Hundred Three Thousand Seven Hundred Fifty-Seven and 00/100 (\$203,757.00) Dollars and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

D.R. Horton, Inc. - Birmingham

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Kimberly O. Parmley

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 55, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, page 45, 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 Cottages at Chesser as recorded in Instrument Number 20040511000248910, and First Amendment to Declaration as recorded in Instrument Number 20091008000381600, 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 not yet due and payable, easements, conditions, covenants and restrictions of record.

\$163,005.00 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, her/his heirs and assigns forever.

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.

By acceptance of this Deed, Grantee hereby covenants and agrees for himself/herself and his/her 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 Grantee, and all persons or entities holding under or through Grantee.

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 17th day of June, 2016.

D. R. MORTON, INC. - BIRMINGHAM

By: Brenda L. Gibson Its: Assistant Secretary

STATE OF ALABAMA

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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 17th day of June, 2016

SEAL

Notary Public

My Commission Expires: 🛈

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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	D.R. Horton, Inc Birmingham	Grantee's Name Kimberly O.	Parmiey
Mailing Address	2188 Parkway Lake Drive Suite 200	Mailing Address201 Chesse	
	Hoover, AL 35244	Chelsea, AL	. 35043
Property Address 359 Chesser Park Drive Chelsea, AL 35043		Date of SaleJune 17, 20	16
		Total Purchase Price \$203,757.00	
	•	or Actual Value <u>\$</u> or	
		Assessor's Market Value <u>\$</u>	
	orice or actual value claimed on thi ck one) (Recordation of document	s form can be verified in the following ry evidence is not required)	documentary
Bill of Sale		Appraisal	
Sales Con		Other	
Closing St	atement		
•	ce document presented for record g of this form is not required.	ation contains all of the required infor	mation referenced
	Ins	tructions	
	e and mailing address - provide the eir current mailing address.	name of the person or persons conv	eying interest to
Grantee's nam property is beir	-	name of the person or persons to w	hom interest to
•	ss - the physical address of the prointerest to the property was convey	perty being conveyed, if available. Deed.	ate of Sale - the
•	price - the total amount paid for the instrument offered for record.	e purchase of the property, both real	and personal, being
conveyed by th		true value of the property, both real a is may be evidenced by an appraisal et value.	
excluding curre responsibility of	ent use valuation, of the property a	rmined, the current estimate of fair made determined by the local official characters will be used and the taxpayers.	ged with the
	_	at the information contained in this doments claimed on this form may resu	

of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 17, 2016	Print	D.R. HORFON, Inc Diranham
Unattested	Sign	Dunda L. Diluon Augist
(ve	erified by)	Grantor/Grantee/Owner/Agent) circle one Seaf 18



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** Shelby County, AL 06/20/2016 02:31:59 PM **\$58.00 CHERRY**

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