

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Nicholas A. Bryant
222 Chesser Loop
Chelsea, Alabama 35043

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 2nd, 2016, That for and in consideration of **ONE HUNDRED EIGHTY SEVEN THOUSAND AND NO/100 (\$187,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **JAMES A. FAUST and ASHLEY N. FAUST, husband and wife,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **NICHOLAS A. BRYANT,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 124, according to the Amended Map of Cottages at Chesser, Phase II, recorded in Map Book 38, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2002-10788, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 38, Page 49.
7. Building setback lines and easements as shown on recorded plat recorded in Map Book 33, Page 45.
8. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 127, Page 317.
9. Easement(s) to Alabama Power Company as recorded in Instrument #20030612000368390 in the Probate Office of Shelby County, Alabama.
10. Title to all oil, gas, minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damages to persons or property a

Shelby County, AL 10/05/2016
State of Alabama
Deed Tax: \$187.00


20161005000366330 1/3 \$208.00
Shelby Cnty Judge of Probate, AL
10/05/2016 01:05:48 PM FILED/CERT

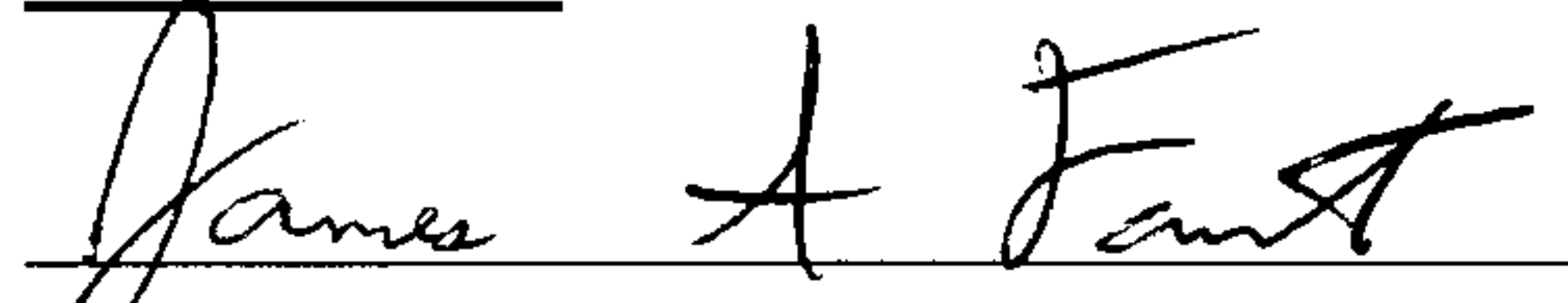
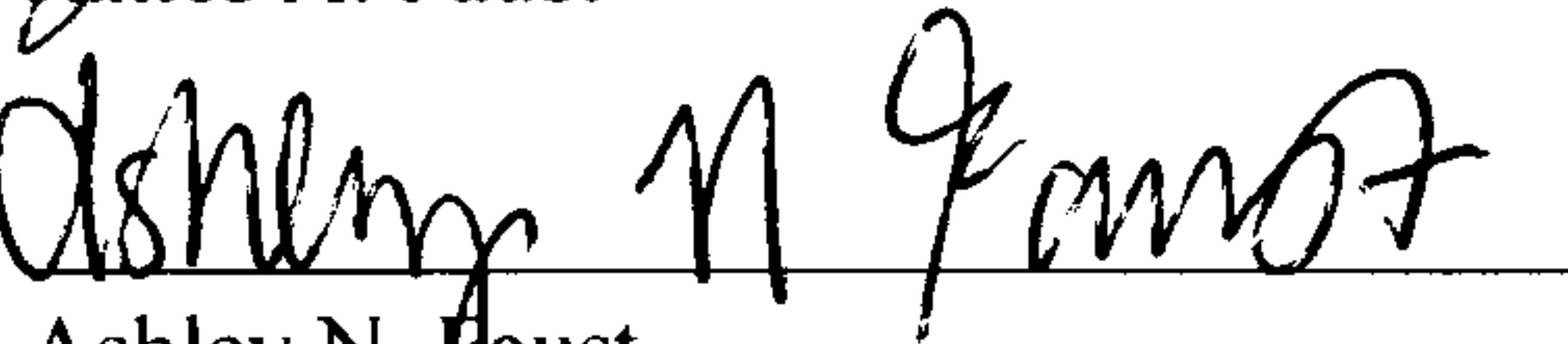
11. Reciprocal Easement Agreement as recorded in Instrument #20030429000262650.
12. Restrictions, limitations, conditions and other provisions as set out in Map Book 33, Page 45.
13. Restrictive Covenants as recorded in Instrument No. 20040511000248910.
14. Restrictive Covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20040910000504210 and Instrument No. 2004062900035550.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

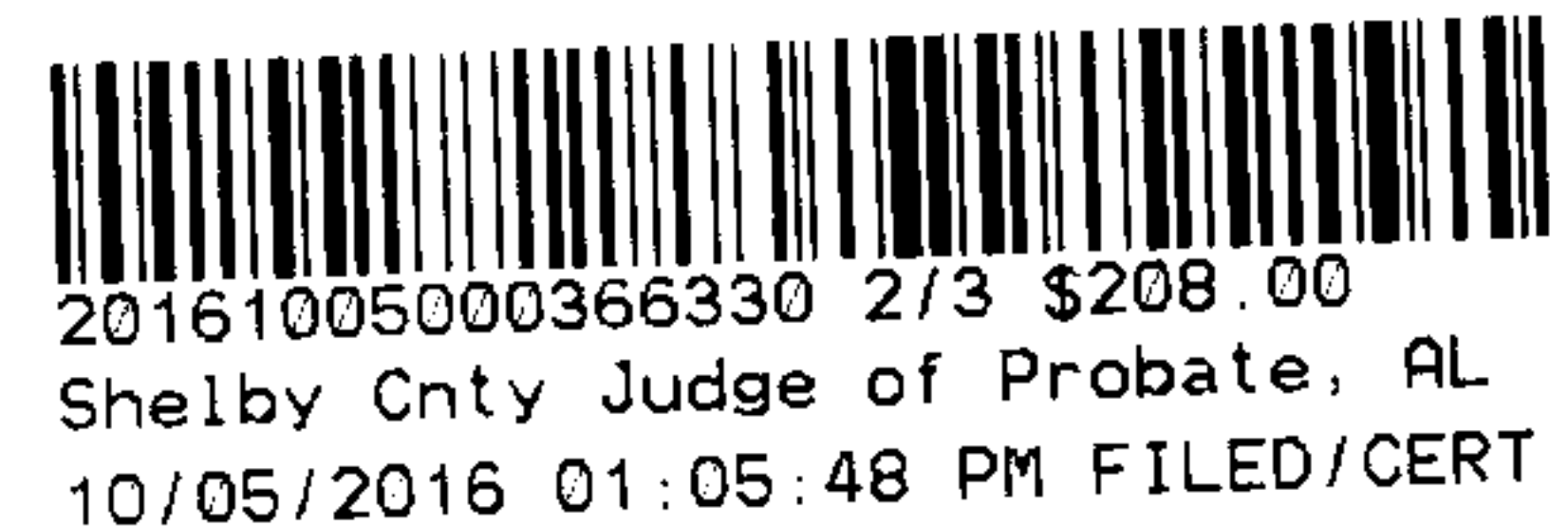
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 28, 2016.

GRANTORS:


James A. Faust

Ashley N. Faust

STATE OF Florida
COUNTY OF Marion



I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James A. Faust and Ashley N. Faust, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James A. Faust and Ashley N. Faust each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 28 2016.


Monica Banegas Notary Public

My Commission Expires: May 02, 2020

[Affix Seal Here]



Real Estate Sales Validation Form

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

Grantor's Name James A. Faust
Mailing Address Ashley N. Faust
222 Chesser Loop
Chelsea, AL 35043

Grantee's Name Nicholas A. Bryant
Mailing Address _____
222 Chesser Loop
Chelsea, AL 35043

Property Address 222 Chesser Loop
Chelsea, AL 35043

Date of Sale 09/28/16
Total Purchase Price \$ 187,000.00



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
☐ 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 _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1