

**Send tax notice to:**  
Chesser Reserve Owners Assoc., Inc.  
% Neighborhood Management, LLC  
2700 Hwy 280, Ste 425W  
Birmingham, Alabama 35223

20161114000417980 1/3 \$62.00  
Shelby Cnty Judge of Probate, AL  
11/14/2016 10:44:38 AM FILED/CERT

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **CHESSER RESERVE, LLC**, an Alabama limited liability company ("Grantor"), does by these presents grant, bargain, sell and convey unto **CHESSER RESERVE OWNERS ASSOCIATION, INC.**, an Alabama not for profit corporation ("Grantee"), the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

PARCEL ID # 09 8 27 0 007 065.000

- (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter not yet due and payable;
- (2) Fire district and library district assessments for 2017 and subsequent years not yet due and payable;
- (3) All matters of record including but not limited to easements, covenants, conditions, restrictions, rights of way and mineral and mining rights not owned by Grantor; and
- (4) The Chesser Reserve Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 20140630000197500 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto is the "Declaration"). The Property conveyed hereby shall be owned and maintained by Grantee as "Common Area", as such term is



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defined in the Declaration, and shall be subject to the terms and provisions of the Declaration.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases and forever discharges Grantor, its officers, agents, employees, directors, shareholders, partners, contractors, subcontractors, mortgagees and each of their respective successors and assigns, for any and all liability, claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of or arising out of any past, present or future soil, surface and/or subsurface conditions known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property .

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor **CHESSER RESERVE, LLC** has hereto set its signature and seal this 7<sup>th</sup> day of November, 2016.

**CHESSER RESERVE, LLC**, an Alabama limited liability company

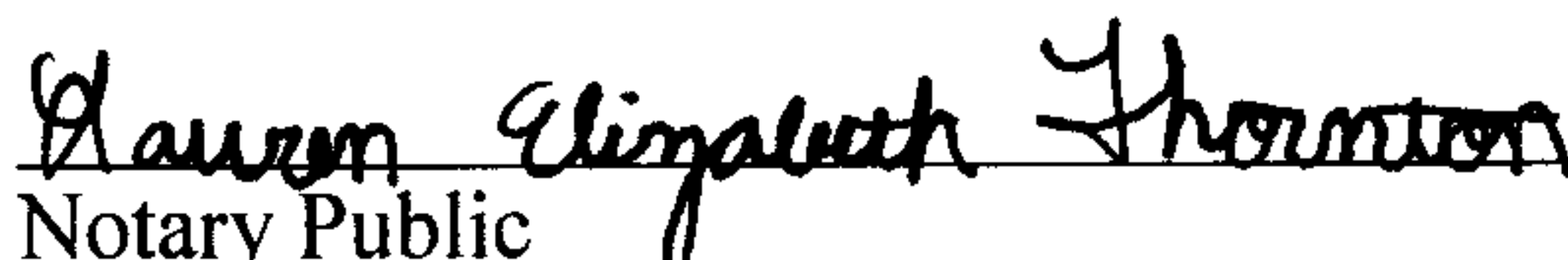
By:

  
 William L. Thornton, III  
 Its Manager

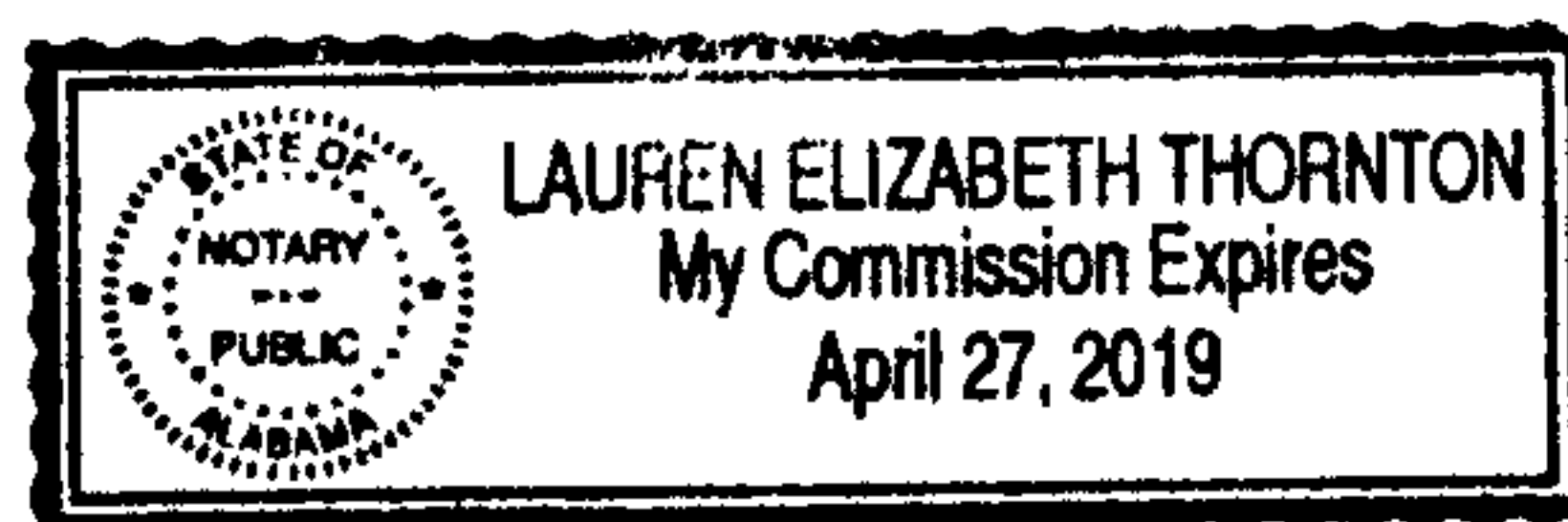
STATE OF ALABAMA            )  
   )  
 COUNTY OF JEFFERSON        )

I, the undersigned, a notary public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as Manager of **CHESSER RESERVE, LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager 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 7<sup>th</sup> day of November, 2016.

  
 Notary Public

[SEAL]  
 My Commission Expires:  
April 27, 2019





## REAL ESTATE SALES VALIDATION FORM

GRANTOR'S NAME AND ADDRESS:

Chesser Reserve, LLC  
5300 Cahaba River Road, Ste 200  
Birmingham, Alabama 35243

GRANTEE'S NAME AND ADDRESS:

Chesser Reserve Owners Assoc., Inc.  
% Neighborhood Management, LLC  
2700 Hwy 280, Ste 425W  
Birmingham, Alabama 35223

PROPERTY ADDRESS:

Common Area & Easement  
Chesser Reserve Ph I Subdivision  
MB 38, Pgs 115-A & B

Date of Sale: November 7, 2016

Total Purchase Price: \$ \_\_\_\_\_

or Actual Value: \$ \_\_\_\_\_

or Tax Assessor's  
Value: \$ 40,790.00

The purchase price or actual value claimed can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

\_\_\_\_ Bill of Sale

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Closing Statement


X Other Tax Assessor's Value

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).

GRANTOR:

Chesser Reserve, LLC

By: \_\_\_\_\_

  
William L. Thornton, III  
Its Manager

Date: November 7, 2016



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