

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To: Heath Horton
3834 Hwy 11
Pelham

20171114000411010
11/14/2017 08:24:08 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$158,000.00, the amount of which can be verified in the between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Steve Chesser, a married man, this does not constitute the homestead property of the Grantor or his Spouse, (the "Grantor", whether one or more), whose mailing address is 25880 Bonito Ave. Orange Beach AL 365 do hereby grant, bargain, sell, and convey unto Heath Horton (the "Grantee", whether one or more), whose mailing address is 3834 Hwy 11, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 3834 Highway 11, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

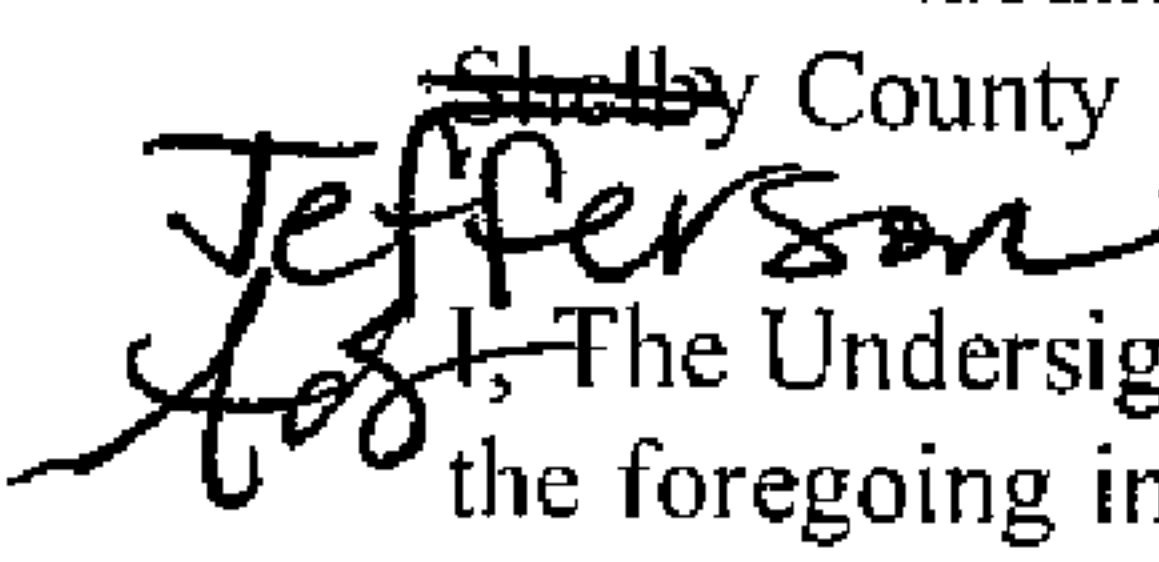
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$155,138.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

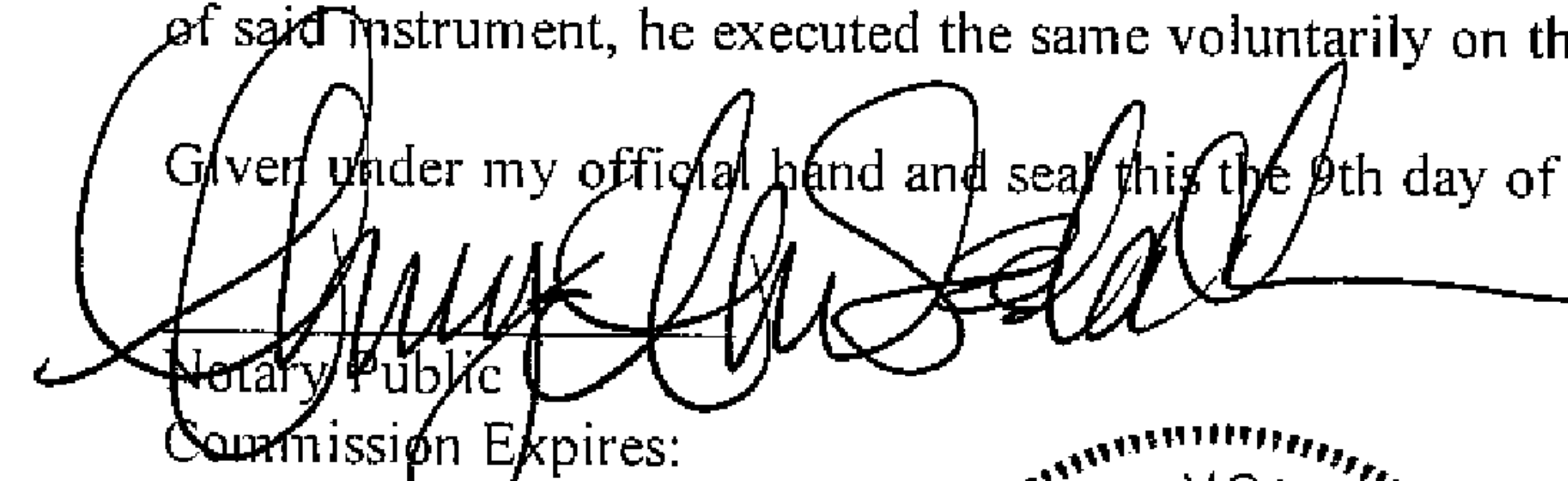
IN WITNESS WHEREOF, Steve Chesser a married man has/have hereunto set his/her/their hand(s) and seal(s) this 9th day of November, 2017.


Steve Chesser

State of Alabama
Shelby County


I, The Undersigned, a notary for said County and in said State, hereby certify that Steve Chesser, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 9th day of November, 2017.


Notary Public
Commission Expires:

My Commission Expires:
June 17, 2021

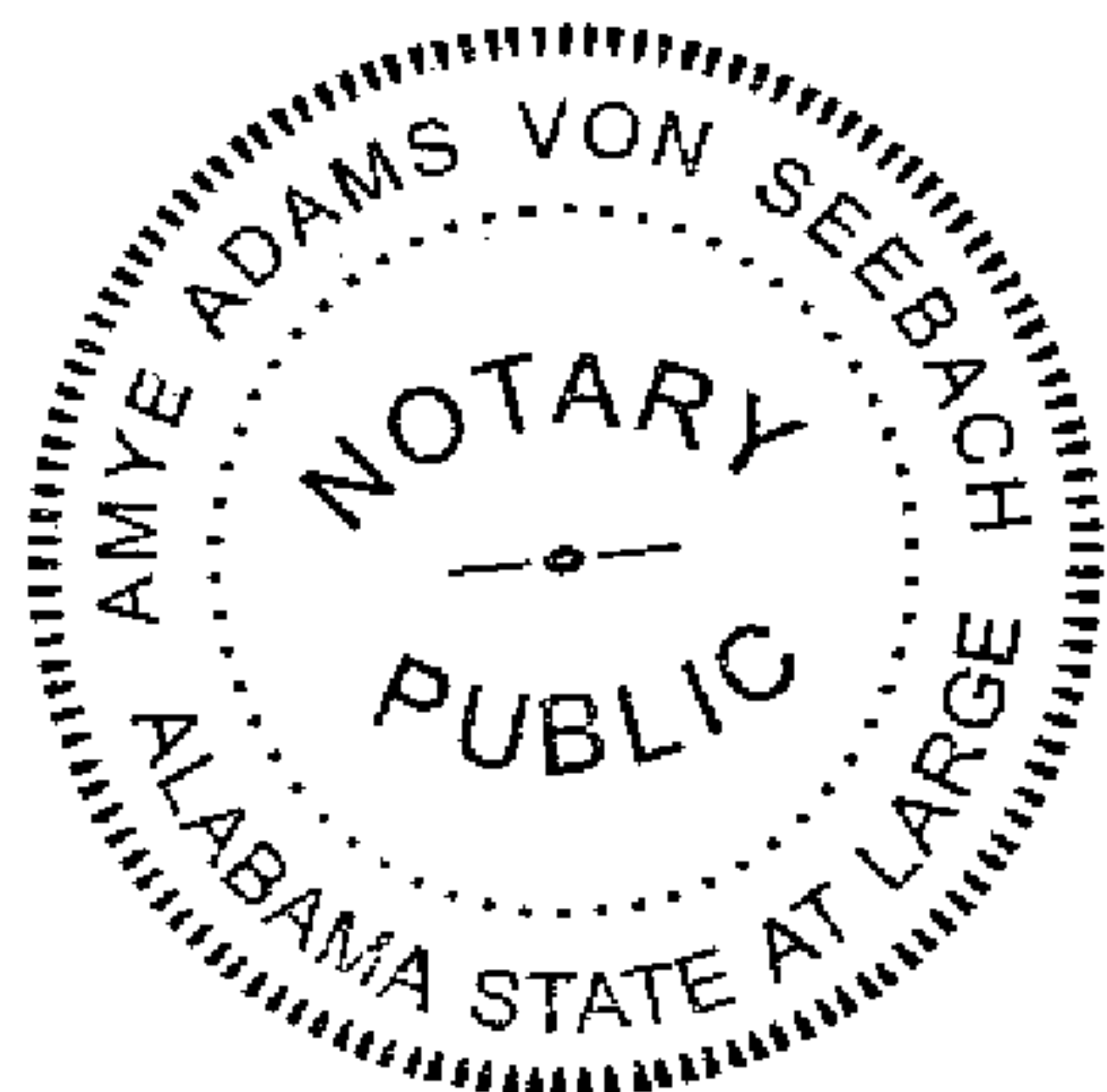


EXHIBIT "A"
Legal Description

A part of Lot 1 according to the Map and Survey of Deer Springs Estates, as recorded in Map Book 5, Page 38 and according to the Map and Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1, of said subdivision, said point also being on the SE right of way line of Shelby County Highway No. 11, said point also being a curve to the left said curve having a radius of 5689.58 feet and a central angle of 00°39'16"; thence in a Southwesterly direction along the NW line of said Lot 1 along said SE right of way line along said curve, a distance of 65.0 feet to the end of said curve and the Point of Beginning, said point also being on a curve to the left, said curve also having a radius of 5689.58 feet and a central angle of 1°54'5"; thence continue in a Southwesterly direction along said NW line of said Lot 1 along said SE right of way line along said curve, a distance of 189.92 feet to the end of said curve, said point also being on the NW right of way line of Ruby Drive; thence 90°14'27.5" left measured from Tangent of said curve and in a Southeasterly direction along said right of way line a distance of 30.05 feet; thence 54°31' left in an Easterly direction along the South line of said Lot 1 a distance of 188.0 feet; thence 110°15'53" left in a Northwesterly direction a distance of 140.12 feet to the Point of Beginning; being situated in Shelby County, Alabama.

20171114000411010 11/14/2017 08:24:08 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2017 08:24:08 AM
\$21.00 CHERRY
20171114000411010

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.