



20250820000256240 1/3 \$114.00  
Shelby Cnty Judge of Probate, AL  
08/20/2025 12:05:28 PM FILED/CERT

**This instrument prepared by:**  
Lauren T. Jameson, Esq.  
Continuum Legal Group, LLP  
5605 Glenridge Drive, Suite 600  
Atlanta, Georgia 30342

**Send tax notice to:**  
Chesser Plantation Owners Association, Inc.  
c/o Neighborhood Management LLC  
2700 Highway 280, Suite 425  
Birmingham, Alabama 35223

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY    )**

### **STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that with the intent of making a gift, the undersigned **WILLIAM L. THORNTON, III**, an individual resident of the State of Alabama ("Grantor"), and received by **CHESSER PLANTATION OWNERS ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant and convey unto Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

BEG NORTHERNMOST COR LOT 1 AMENDED MAP CHESSER PLANTATION  
PHASE 1 SECTOR 1 MB 31 PG 21 S178.92 TO N ROW CHESSER PLANTATION  
LANE WLY ALG ROW 69.33 TO E ROW CHESSER PARK DRIVE NWLY224.92  
ALG ROW E141.26 TO POB

Being the same property identified as parcel # 09 8 27 0 001 001.004 with the Shelby County, Alabama Tax Assessor.

The Property is conveyed subject to the following:

- (1) Ad valorem taxes for October 1, 2025, not yet due and payable; and all subsequent years thereafter;
- (2) Easements and restrictions of record.

**TOGETHER WITH ALL AND SINGULAR**, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

**TO HAVE AND TO HOLD** unto the said Grantee, and to the heirs, successors and assigns of such Grantee, together with every contingent remainder and right of reversion.

And Grantor does for himself and for any heir, executor and administrator covenant with the said Grantee, its heirs, successors and assigns, that he is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators, shall warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims of all persons whomsoever.


**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this the 20th day of August, 2025.

  
\_\_\_\_\_  
WILLIAM L. THORNTON, III

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

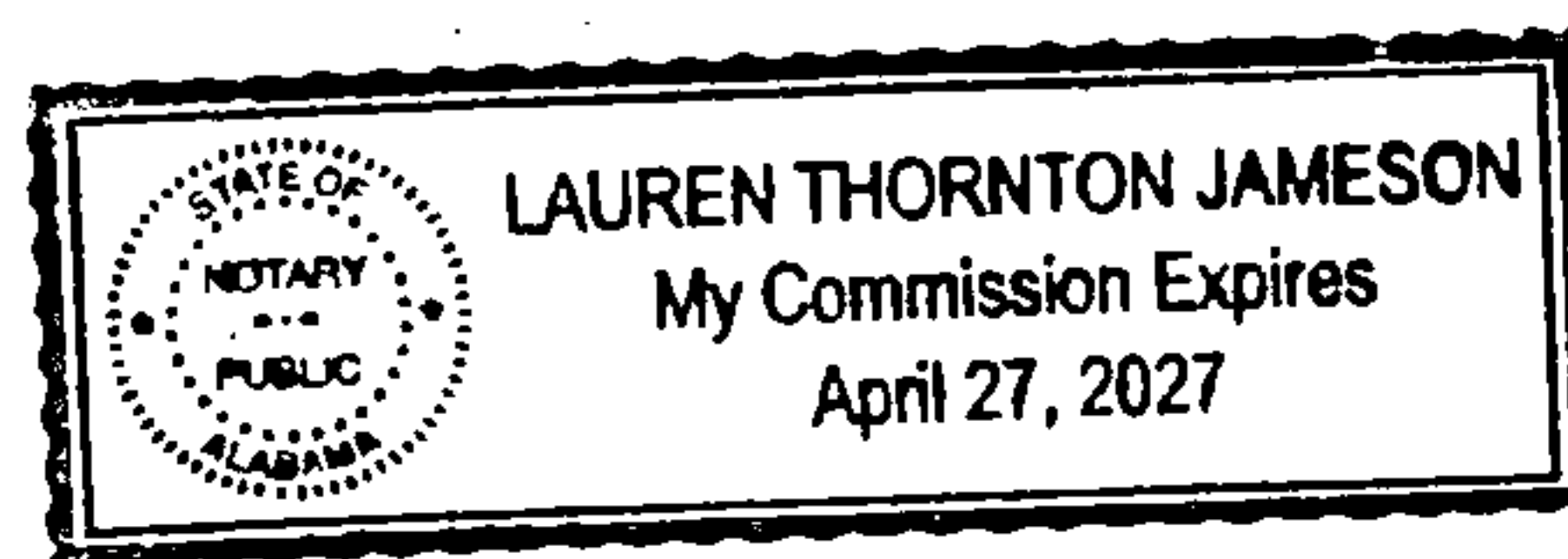
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that WILLIAM L. THORNTON, III, an individual resident of the State of Alabama, and whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of August, 2025.

  
\_\_\_\_\_  
Notary Public

[SEAL]

My Commission Expires: April 27, 2027





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## REAL ESTATE SALES VALIDATION FORM

GRANTORS' NAME AND ADDRESS:

William L. Thornton, III  
2330 Brook Manor Drive  
Birmingham, Alabama 35223

GRANTEES' NAMES AND ADDRESS:

Chesser Plantation Owners Association, Inc.  
c/o Neighborhood Management LLC  
2700 Highway 280, Suite 425  
Birmingham, Alabama 35223

PROPERTY ADDRESS:

Parcel # 09 8 27 0 001 001.004

Date of Conveyance: August 20, 2025

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

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

or Assessor's

Market Value: \$85,730.00

*VACANT LOT*

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 Assessor's Current Market 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).

Date: August 20, 2025

  
William L. Thornton, III