


20130517000204570 1/4 \$63.00
Shelby Cnty Judge of Probate, AL
05/17/2013 11:26:41 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Jr.
Leitman, Siegal, Payne & Campbell, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:

D.R. Horton, Inc. – Birmingham
3570 Grandview Parkway, Suite 100
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration to the undersigned grantor, **THE CROSSINGS INVESTMENT CO., LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 114 and 120, according to the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This Deed is executed in accordance with the requirements of the Articles of Organization and Operating Agreement of Grantor and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns, forever.

Shelby County, AL 05/17/2013
State of Alabama
Deed Tax:\$42.00

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this
the 14 day of May, 2013.

GRANTOR:

THE CROSSINGS INVESTMENT CO. LLC,
an Alabama limited liability company

By: _____

Steve Issis

Its: Managing Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as Managing Member of THE CROSSINGS INVESTMENT CO. LLC, an Alabama limited liability company, 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, as such Managing Member 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 14 day of May, 2013.



Notary Public

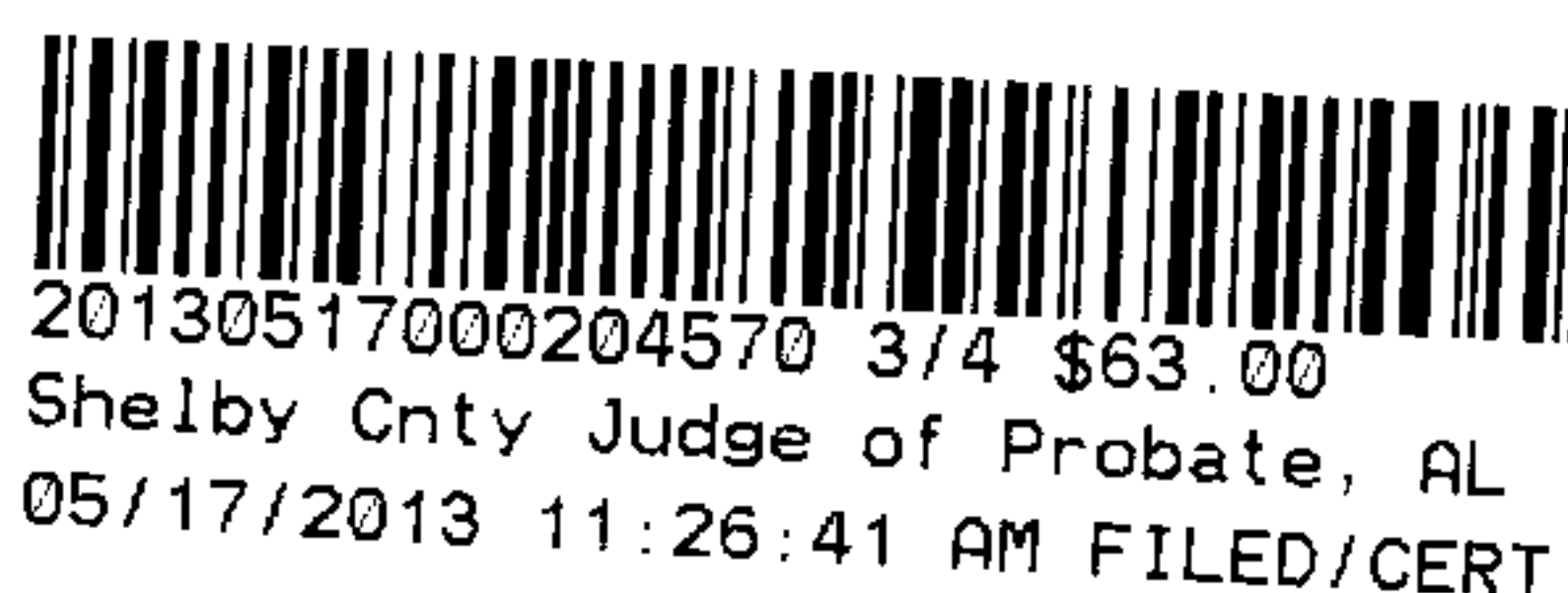
My Commission Expires ~~My Commission Expires~~ 7/30/2016



EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Building line, easements, and restrictions as shown on the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Inst. No. 2007-18008.
5. Covenants, conditions, release from damages, architectural control committee, liens for assessments and restrictions for Polo Crossings and The Village at Polo Crossings as recorded the Probate Office of Shelby County, Alabama in Inst. No. 20071008000469200, amended by First Amendment as recorded in Inst. No. 20080512000192610, by Second Amendment recorded in Inst. No. 20100325000086330, and by Third Amendment as recorded in Inst. No. 20100618000195550, as affected by Assignment of Developer Rights recorded in Inst. No. 20100325000086360.
6. Covenants, conditions, maintenance agreements, access easements and terms contained in that certain Declaration of Sanitary Sewer Easement between 280 Properties, LLC, Polo Farms Investments, LLC and Double Oak Water Reclamation, LLC as recorded in the Probate Office of Shelby County, Alabama in Inst. No. 20090903000340190 and Inst. 2012110200042260.
7. Articles of Organization of Polo Crossings Owners Association, Inc. recorded in the Probate Office of Shelby County, Alabama in Inst. No. 10071008000469190.



Real Estate Sales Validation Form

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

Grantor's Name	The Crossings Investment Co., LLC	Grantee's Name	D.R. Horton, Inc. - Birmingham
Mailing Address	Post Office Box 381208 Birmingham, AL 35238	Mailing Address	3570 Grandview Parkway Birmingham, Alabama 35243
Property Address	Lots 114 and 120 (Sector 1) Polo Crossings Subdivision Chelsea, Alabama 35043 (unimproved residential lots)	Date of Sale	May 16, 2013
		Total Purchase Price	\$ 42,000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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: May 14, 2013

Print: Steve Issis

Sign: [Signature]

Managing Member of Grantor

STATE OF ALABAMA

COUNTY OF SHELBY

Subscribed, and sworn to before me this 14 day of May, 2013.

[Signature] Notary Public

My Commission Expires:

My Commission Expires 7/30/2016



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Form RT-1