

20130614000243800 1/4 \$87.00  
Shelby Cnty Judge of Probate, AL  
06/14/2013 11:45:26 AM FILED/CERT

Shelby County, AL 06/14/2013  
State of Alabama  
Deed Tax:\$66.00

**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), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid to the undersigned grantor, **UNION STATION, LLC**, an Alabama limited liability company ("Grantor"), by **D.R. HORTON, INC.-BIRMINGHAM**, an Alabama corporation ("Grantee"), 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:

Lot 40 according to the Survey of Union Station Phase I as recorded in Map Book 41, page 41, in the Probate Office of Shelby County, Alabama.

Lots 68 and 74 according to the Survey of Union Station Phase II as recorded in Map Book 41, page 114, 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").

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 6<sup>th</sup> day of June, 2013.

**GRANTOR:**

**UNION STATION, LLC,**  
an Alabama limited liability company

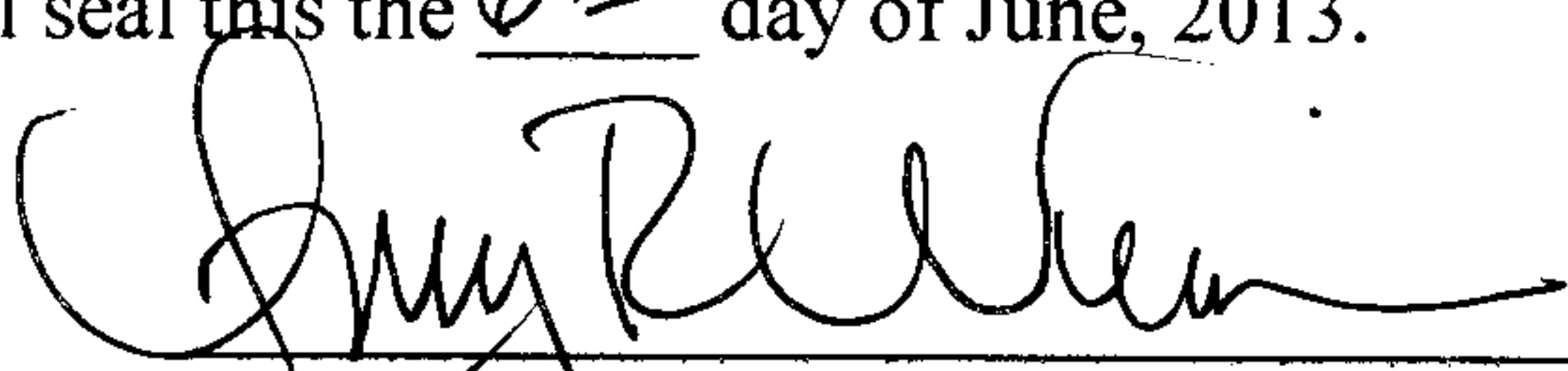
By:   
Laurie B. Sharp  
Its: Managing Member


STATE OF ALABAMA     )

COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Laurie B. Sharp, whose name as Managing Member of **UNION STATION, 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, she, 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 6<sup>th</sup> day of June, 2013.

  
Notary Public  
My Commission Expires: \_\_\_\_\_


  
20130614000243800 2/4 \$87.00  
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**MY COMMISSION EXPIRES OCT 6, 2013**

## **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 Union Station Phase I as recorded in Map Book 41, page 41, in the Probate Office of Shelby County, Alabama.
3. Building line, easements, and restrictions as shown on the Survey of Union Station Phase II as recorded in Map Book 41, page 114, in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County as recorded in Deed Book 211, Page 620, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company as recorded in Deed Book 103, page 170, Deed Book 136, Page 330, Deed Book 129, page 451, and Deed Book 205, page 674 in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Southern Natural Gas Company as recorded in Deed Book 88, page 564 and Deed Book 90, page 241, in the Probate Office of Shelby County, Alabama.
7. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company as recorded in Instrument 20080829000346770 and Instrument 20100415000115320 in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants for Union Station as recorded in Instrument 0090916000353980, in the Probate Office of Shelby County, Alabama, as amended by that Supplementary Declaration of Protective Covenants for Union Station Phase 2 as recorded in Instrument 20100420000120250, in the Probate Office of Shelby County, Alabama.
9. Easement granted to Alabama Power Company as recorded in Instrument 20100415000115310 and Instrument 20110131000033080, in the Probate Office of Shelby County, Alabama.

  
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**Real Estate Sales Validation Form**

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

Grantor's Name	Union Station LLC	Grantee's Name	D.R. Horton, Inc. - Birmingham
Mailing Address	Post Office Box 567 (6919 Hwy 119S, Suite 400) Alabaster, Alabama 35007	Mailing Address	3570 Grandview Parkway Birmingham, Alabama 35243
Property Address	Lot 68 on Union Station Place Lot 74 on Union Station Place Lot 40 on Union Station Way Union Station Subdivision Calera, Alabama 35040 (unimproved residential lot)	Date of Sale	June 6, 2013
		Total Purchase Price	\$ 66,000.00
		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.

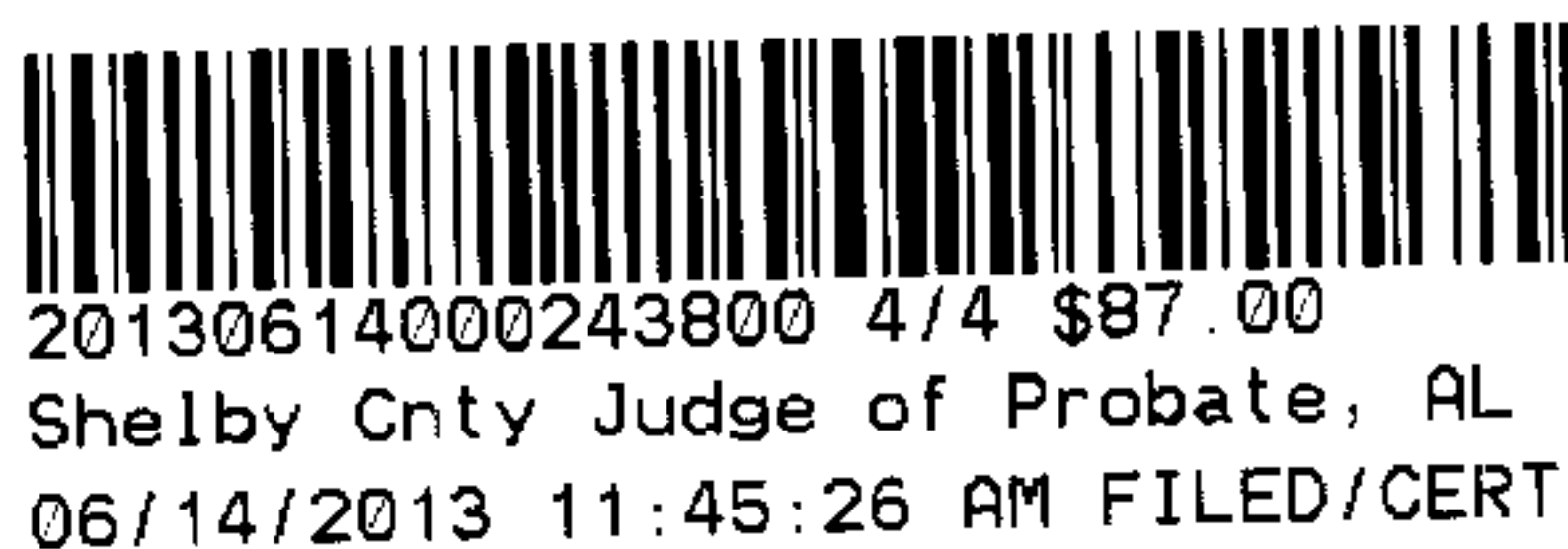
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 June 6<sup>th</sup>, 2013



:: Laurie B. Sharp  
:   
: Managing Member of Grantor

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 6<sup>th</sup> day of June, 2013.

Notary Public

My Commission Expires: \_\_\_\_\_

**Form RT-1**