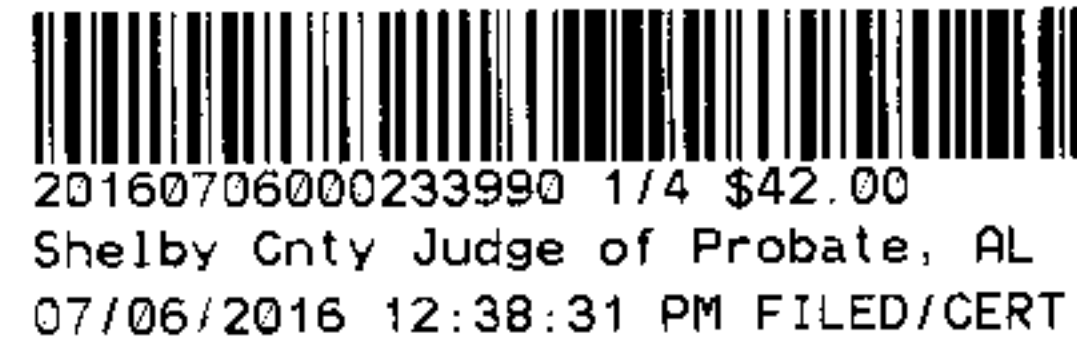


This Instrument Prepared By:  
Christopher M. Gill, Esq.  
Hand Arendall LLC  
Post Office Box 123  
Mobile, Alabama 36601  
251-432-5511



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STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation (“Grantor”), for and in consideration of TEN and NO/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **HUNTERS GATE RESIDENTIAL ASSOCIATION, INC.**, an Alabama non-profit corporation (“Grantee”), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the “Property”), to-wit:

**Common Areas CA-29, CA-30 and CA-31, according to the Survey of Hunters Gate, as recorded in Map Book 43, page 131, in the Probate Office of Shelby County, Alabama.**

Grantor’s conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns, forever.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

*{Remainder of Page Intentionally Left Blank}*

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 17<sup>th</sup> day of June, 2016.

**D.R. HORTON, INC. – BIRMINGHAM**, an  
Alabama corporation

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

Andrew J. Hancock  
As Its Division President

STATE OF ALABAMA     )  
                                      :  
COUNTY OF JEFFERSON   )

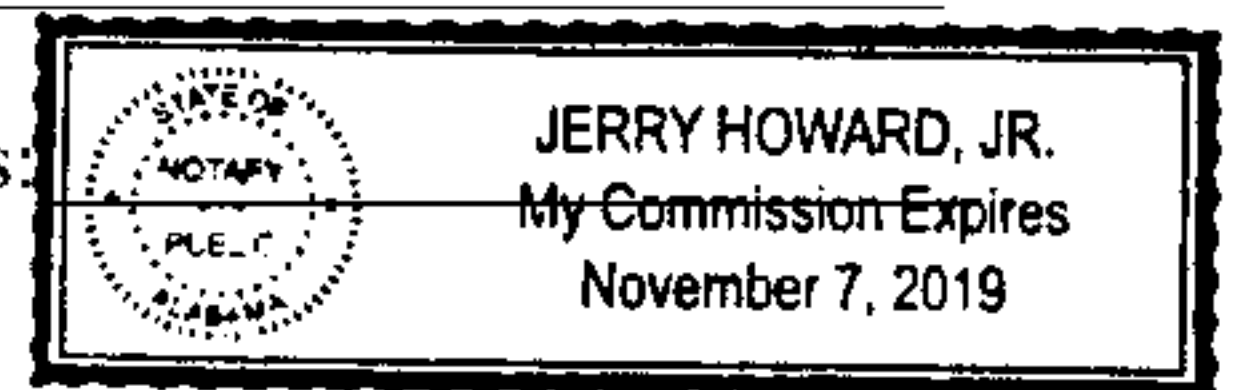
I, the undersigned, a notary public in and for said county in said state, hereby certify that Andrew J. Hancock, whose name as Division President of **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Division President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17<sup>th</sup> day of June, 2016.

[NOTARIAL SEAL]

Notary Public

My commission expires:



Address of Grantor:

D.R. Horton, Inc. – Birmingham  
2188 Parkway Lake Drive  
Hoover, AL 35244

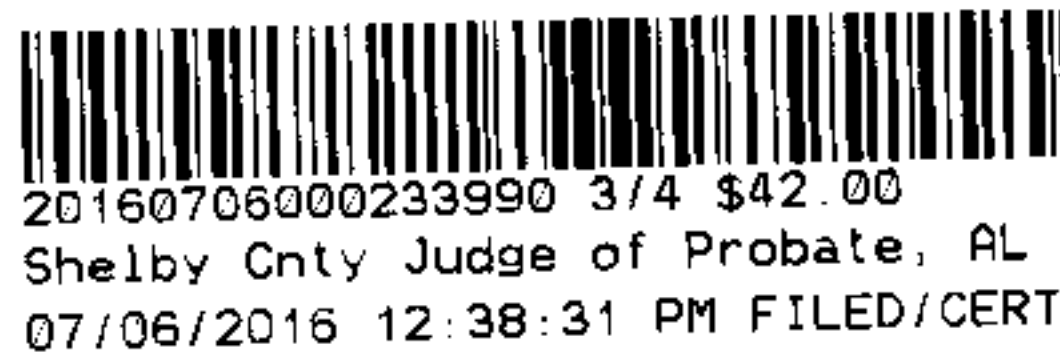
Address of Grantee:

Hunters Gate Residential Association, Inc.  
2188 Parkway Lake Drive  
Hoover, AL 35244

20160706000233990 2/4 \$42.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 12:38:31 PM FILED/CERT

Exhibit A to Statutory Warranty Deed  
The Permitted Exceptions

1. Taxes for the year 2016, which are not yet due and payable.
2. All matters of record in the Probate Court records of Shelby County, Alabama, and all taxes hereafter falling due, which are assumed by Grantee.
3. Any matters that would be shown by an accurate survey of the Property.
4. Any zoning or subdivision laws, regulations, requirements or ordinances affecting the Property.



# Real Estate Sales Validation Form

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

Grantor's Name DR. Horton, Inc - Birmingham  
Mailing Address 2188 Parkway Lake Dr.  
Hoover, AL 35244

Grantee's Name Hunters Gate Residential Assn. Inc.  
Mailing Address 2188 Parkway Lake Dr.  
Hoover, AL 35244


Property Address CA-29, CA-30, CA-31  
Map Book 43 page 131  
Shelby Co. AL.

Date of Sale June 17, 2016  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 17,700

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
20160706000233990 4/4 \$42.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 12:38:31 PM FILED/CERT

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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.

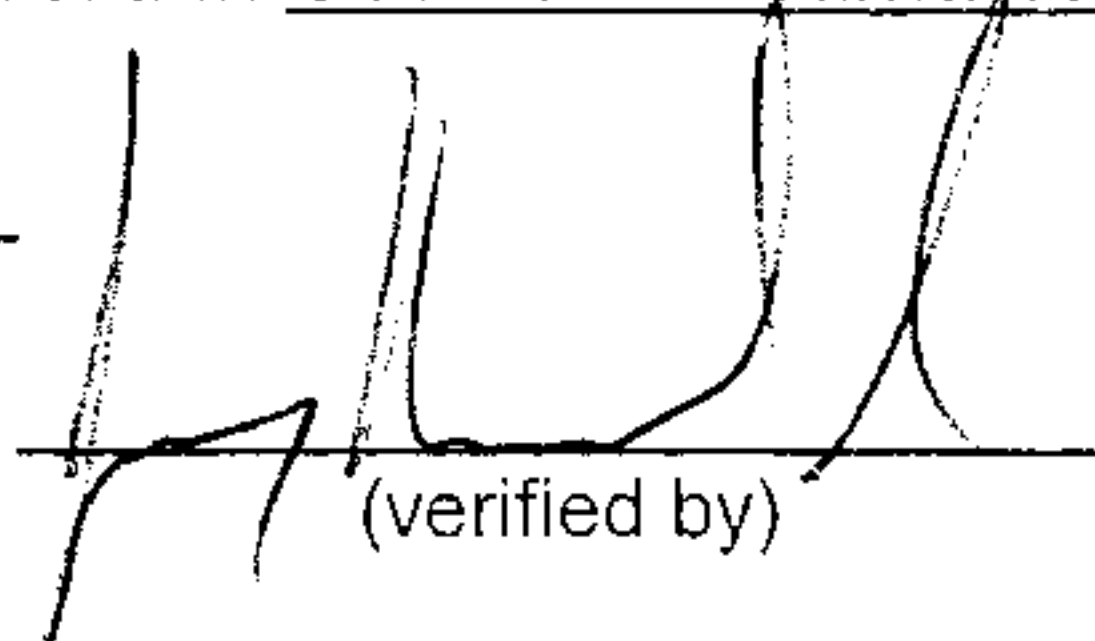
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 7/5/16

☐ Unattested

  
(verified by)

Print

Eric Shula

Sign



(Grantor/Grantee/Owner/Agent) circle one