

SOURCE OF TITLE: Deed Book 2008, Page 26725

This instrument prepared by
and when recorded mail to:

Phillip G. Stutts
Leitman, Siegal & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:
D.R. Horton, Inc.-Birmingham
2188 Parkway Lake Drive
Hoover, AL 35244

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of April, in the year 2017, between VANCE DF HOLDINGS LLC, a Georgia limited liability company ("Grantor") and D.R. HORTON, INC.-BIRMINGHAM, an Alabama corporation ("Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property (the "*Property*"), to-wit:

See **Exhibit A** attached hereto and by this reference incorporated herein as if set forth at length here.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, subject only to those matters set forth in **Exhibit B** attached hereto and incorporated herein by this reference, forever, in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

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Shelby Cnty Judge of Probate, AL
04/11/2017 09:58:13 AM FILED/CERT

VANCE DF HOLDINGS, LLC,
a Georgia limited liability company

By: Mike Poppe
Name: Mike Poppe
Title: President

STATE OF GA)
COUNTY OF Fulton)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Mike Poppe, whose name as President of **VANCE DF HOLDINGS, LLC**, a Georgia limited liability company, 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, with full authority as such officer, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this 31 day of March, 2017.

Beauli Conley
NOTARY PUBLIC

My Commission Expires: March 24, 2019

(NOTARY SEAL)

EXHIBIT A
Legal Description

Lots 67 & 77, according to the Survey of Nature Walk Subdivision, as recorded in Map Book 2007, page 94, in the Probate Office of Tuscaloosa County, Alabama.

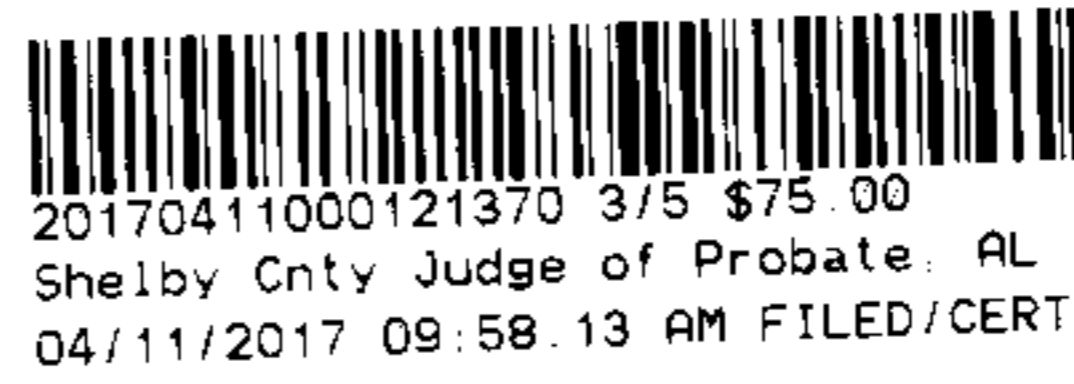
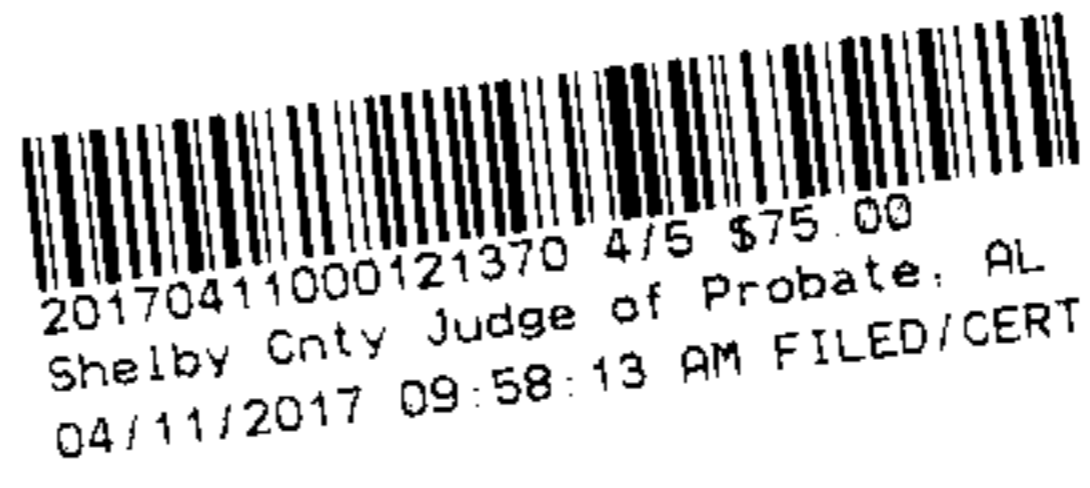


EXHIBIT B

1. Ad valorem taxes for the year of Closing (to be prorated) and subsequent years;
2. Any exceptions or other matters affecting title to the Property disclosed by the Property records of Tuscaloosa County, Alabama or which would be disclosed by an inspection and/or survey of the Property; and
3. Matters created by, or with the written consent of Grantee.



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name **VANCE DF HOLDINGS LLC**
Mailing Address c/o Ellsberry Investments, L.P.
171 17th Street, Suite 1500
Atlanta, Georgia 30363

Grantee's Name D.R. Horton, Inc. - Birmingham
Mailing Address 2188 Parkway Lake Drive
Hoover, Alabama 35244

Property Address N/A

Date of Sale April 6, 2017
Total Purchase Price \$ 48,000.00
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
____ Sales Contract
X Closing Statement
____ Appraisal
____ Other

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 3.31.17

Print MIKE POPE

____ Unattested

Basil Orley
(verified by)

Sign

Mike Pope
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1