20190213000047060 1/4 $182.00
Shelby Cnty Judge of Probate, AL
02/13/2019 01:26:25 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Phillip G. Stutts
Leitman, Siegal & Payne, PC
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

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, **TL DEVELOPMENT, 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:

> Lots 324, 325, 326 & 337, according to the Survey of The Reserve at Timberline Sector 4 Phase One, as recorded in Map Book 47, page 97 A & B, 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.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 7th day of February, 2019.

GRANTOR:

TL DEVELOPMENT, LLC,
an Alabama limited liability company

By: _____
Delton L. Clayton
Title: Sole Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Delton L. Clayton, whose name as Sole Manager of **TL DEVELOPMENT, 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 Sole Manager 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 7th day of February, 2019.

_____
Notary Public
My Commission Expires: 10-11-20

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F:\DR Horton\BHAM\Timberline\Lots 324, 325, 326 & 337\Statutory Warranty Deed.Doc

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2019 and subsequent years, not yet due and payable.

2. Building lines, easements and restrictions as shown on the Survey of The Reserve at Timberline Sector 4 Phase One, as recorded in Map Book 47, page 97 A & B, in the Probate Office of Shelby County, Alabama.

3. Easement to South Central Bell as recorded in Real 168, page 563 and Real 257, page 174, in the Probate Office of Shelby County, Alabama.

4. Mineral and mining rights and rights incident thereto recorded in Deed Book 239, page 526; Deed Book 271, page 98; Real 34, page 917; Real 37, page 593 and Real 240, page 935, in the Probate Office of Shelby County, Alabama.

5. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20050204000057320, Instrument 20050204000057330 and Instrument 20170123000026570 in the Probate Office of Shelby County, Alabama.

6. Declaration of Protective Covenants as recorded in Instrument 20050329000141930; Supplementary Declaration to Protective Covenants as recorded in Instrument 20050909000467130; amended by that certain Amendment to Declaration of Protective Covenants for Timberline as recorded in Instrument 20070411000168210 and amended by that certain Supplementary Declaration to Declaration of Protective Covenants or Timberline as recorded in Instrument 20070924000447980; Amendment to Declaration as Instrument 20170619000214940 in the Probate Office of Shelby County, Alabama.

7. Powers and provisions as set out in the Articles of Incorporation of Timberline Residential Association Inc as recorded in Instrument 20050614000291190, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.

8. Timberline Common Area Maintenance Agreement as recorded in Instrument 20080219000066740, in the Probate Office of Shelby County, Alabama.

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0eal Estate Sales Validation Form

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

Grantor's Name	TL Development, LLC	Grantee's Name	D.R. Horton, Inc. - Birmingham
Mailing Address	100 Applegate Court	Mailing Address	2188 Parkway Lake Drive
	Pelham, Alabama 35214		Hoover, Alabama 35244
Property Address	Lots 324, 325, 326 & 337	Date of Sale	February 7, 2019
	Timberline Subdivision	Total Purchase Price	$ 158,000.00
	Calera, Alabama 35040	or	
	(unimproved residential lots)	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 _____

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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.

Shelby County, AL 02/13/2019
State of Alabama
Deed Tax:$158.00

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: February 7th, 2019

Print: Delton L. Clayton

Sign: _____
Sole Manager of Grantor

STATE OF ALABAMA
COUNTY OF Shelby
Subscribed, and sworn to before me this 7th day of February, 2019.
Lou Pierce Notary Public
My Commission Expires: 10-11-20

LOU PIERCE
NOTARY PUBLIC
ALABAMA STATE AT LARGE

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