

20100521000161460 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
05/21/2010 11:46:01 AM FILED/CERT

Shelby County, AL 05/21/2010

State of Alabama

Deed Tax : \$23.00

THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Jr.
Leitman, Siegal, Payne & Campbell, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

SEND TAX BILL TO:

D.R. Horton, Inc. – Birmingham
2090 Columbiana Road, Suite 4000
Birmingham, AL 35216

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, **UNION STATION, 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:

Lot 97 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 the Grantee, and the 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 17th day of May, 2010.

GRANTOR:

UNION STATION, LLC,
an Alabama limited liability company

By: 
Laurie B. Sharp
Its: Managing Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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, he, as such officer 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 17th day of May, 2010.


Notary Public
My Commission Expires: 2-2-2013

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2010 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 II as recorded in Map Book 41, page 114, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County as recorded in Deed Book 211, Page 620, in the Probate Office of Shelby County, Alabama.
4. 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.
5. 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.
6. 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.
7. 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.
8. Easement granted to Alabama Power Company as recorded in Instrument 20100415000115310, in the Probate Office of Shelby County, Alabama.

RBS