  
20120611000206060 1/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
06/11/2012 03:36:43 PM FILED/CERT

Shelby County, AL 06/11/2012  
State of Alabama  
Deed Tax: \$42.00

**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 )

*42,000*

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, **DUNAVANT SQUARE LLC**, an Alabama limited liability company fka Isley Development, LLC ("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 24A, according to the Survey of Dunnavant Square Resurvey, as recorded in Map Book 42, Page 123A, 123B and 123C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnavant Square as recorded in Instrument 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

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 1<sup>st</sup> day of June, 2012.

**GRANTOR:**

**DUNAVANT SQUARE, LLC,**  
an Alabama limited liability company

By: [Signature]  
William L. Thornton, III  
Title: Member

STATE OF ALABAMA      )

COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as Member of **DUNAVANT SQUARE, 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 1<sup>st</sup> day of June, 2012.

[Signature]  
Notary Public

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

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 14, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**




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## **EXHIBIT “A”**

### **PERMITTED ENCUMBRANCES**

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Building lines and easements as shown in Map Book 42, page 123A, 123B, and 123C in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, recorded in Deed Volume 196, page 237; Deed Volume 196, page 248 and Deed Volume 196, page 254, in the Probate Office of Shelby County, Alabama.
4. Permits to Alabama Power Company recorded in Deed Volume 247, page 905; Deed Volume 139, page 569 and Deed Volume 134, page 411 in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act as recorded In Instrument 20070410000164500, in the Probate Office of Shelby County, Alabama.
6. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnavant Square as recorded in Instrument 20100713000222660 in the Probate Office of Shelby County, Alabama.
7. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company as recorded in Instrument 20080401000129920 in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Deed Volume 81, page 417, in the Probate Office of Shelby County, Alabama.

  
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