



20120615000211640 1/4 \$61.00  
Shelby Cnty Judge of Probate, AL  
06/15/2012 10:03:20 AM FILED/CERT

**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            )

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, **TL DEVELOPMENT, 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:

Lots 170 and 176, according to the Survey of The Reserve at Timberline Phase 2 as recorded in Map Book 39, Page 27 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 12<sup>th</sup> day of June, 2012.

**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 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 12 day of June, 2012.


  
Notary Public  
My Commission Expires: 11-3-12

  
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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, easements and restrictions the Survey of The Reserve at Timberline Phase 2, as recorded in Map Book 39, page 27, 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 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 County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2005020400057320 and Instrument 2005020400057330 in the Probate Office of County, Alabama.
6. Declaration of Protective Covenants as recorded in Instrument 20050329000141930, 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 in the Probate Office of Shelby County, Alabama.

  
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TO: Land Title Company of Alabama

FROM: Timberline Residential Association, Inc.

DATE: June 14, 2012

PROPERTY: Lots 170 and 176, according to the Survey of The Reserve at Timberline Phase 2 as recorded in Map Book 39, Page 27 in the Probate Office of Shelby County, Alabama.

**Commitment Number: 1896F-12B**


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The undersigned hereby certifies and confirms that there are no unpaid association dues owed to the Timberline Residential Association, Inc. (the "Association") with respect to any of the above-described Property. The undersigned certifies that he is a duly authorized officer of the Association and has full power and authority to execute and deliver this certification on behalf of the Association.

This certification is made with the knowledge that you will rely on the same in issuing an owner's title insurance policy to D.R. HORTON, INC. - BIRMINGHAM for the Property.

**TIMBERLINE RESIDENTIAL ASSOCIATION, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

  
20120615000211640 4/4 \$61.00  
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Shelby County, AL 06/15/2012  
State of Alabama  
Deed Tax:\$40.00