

20120716000253860 1/4 \$59.00  
Shelby Cnty Judge of Probate, AL  
07/16/2012 01:18:33 PM 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, **LOGAN REAL ESTATE HOLDINGS 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 6-8 and 6-16, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision executed by Grantor and filed for record as Instrument 20041014000566950, the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector, a Residential Subdivision as recorded in Instrument 20041014000566970, and the Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector and 6th Sector, a Residential Subdivision as recorded as Instrument 20060720000351160 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").

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument 20040816000457750, 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").

Shelby County, AL 07/16/2012  
State of Alabama  
Deed Tax:\$38.00

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 11<sup>th</sup> day of July, 2012.

**GRANTOR:**

**LOGAN REAL ESTATE HOLDINGS, LLC,**  
an Alabama limited liability company

By: 

William L. Thornton, III

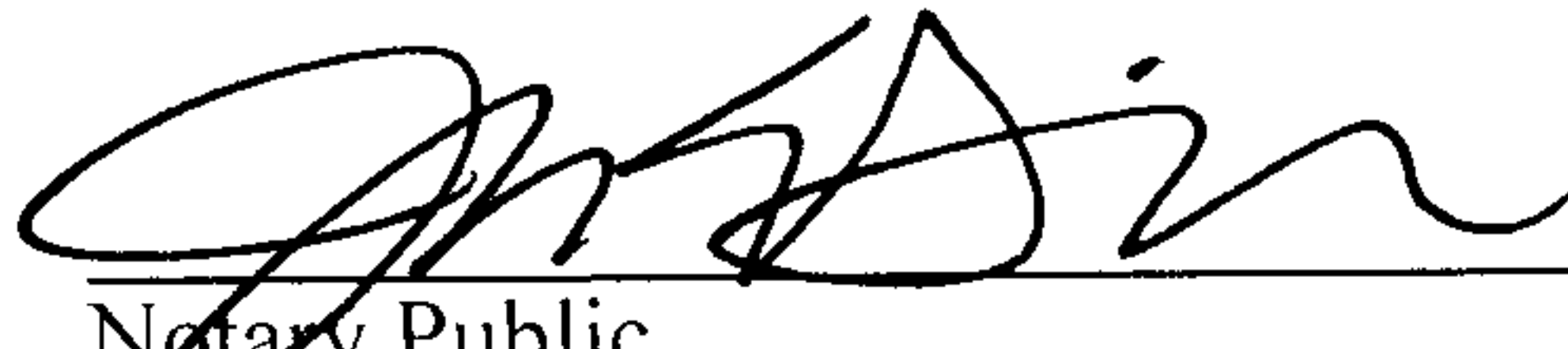
Title: Manager

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 President of Thornton, Inc., Member of **LOGAN REAL ESTATE HOLDINGS, 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 11<sup>th</sup> day of July, 2012.



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, easements and restrictions as shown on the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, page 13 in the Probate Office of Shelby County, Alabama.
3. Easement to Level 3 Communications, LLC, recorded in Instrument 2000-0007 and Instrument 2000-0671, in the Probate Office of Shelby County, Alabama.
4. Easement to Colonial Pipeline Company recorded in Deed Book 283, page 716 and Deed Book 253, page 324, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552; Instrument 2000-4450 and Instrument 2001-27341, in the Probate Office of Shelby County, Alabama.
6. Reservation of a personal license to transverse property granted to John T. Mewborn during his life-time, as set out in the Deed from John T. Mewborn to U.S. Alliance Coosa Pines Corporation, recorded in Instrument 1998-43780, in the Probate Office of Shelby County, Alabama (as to the Property in Township 19 South, Range 1 East).
7. Easement to U.S. Alliance for road, as set out in Instrument 2000-4454, in the Probate Office of Shelby County, Alabama.
8. Easement Agreement recorded in Instrument 20040816000457750, in the Probate Office of Shelby County, Alabama.
9. Conservation Easement recorded in Instrument 20041228000703970; Instrument 20041228000703980 and Instrument 20041228000703990 in the Probate Office of Shelby County, Alabama.
10. Easement to Alabama Power Company recorded in Instrument 20051031000564090; Instrument 20060828000422650; Instrument 20050203000056210; Instrument 20050802000390130; Instrument 20051031000564100; Instrument 20050203000056190; Instrument 20051031000564050; Instrument 20050203000056200; Instrument 20060828000422540; and in Instrument 20070517000231130 in the Probate Office of Shelby County, Alabama.
11. Permanent Easement for water mains and/or Sanitary Sewer Main to the City of Chelsea as recorded in Instrument 20040120000033550, in the Probate Office of Shelby County, Alabama.

12. Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument 200413/8336, in the Probate Office of Jefferson County, Alabama.
13. Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, page 111, in the Probate Office of Shelby County, Alabama.
14. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument 20041223000699620, in the Probate Office of Shelby County, Alabama.
15. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision as recorded in Instrument 20041014000566950 in the Probate Office of Shelby County, and Alabama; Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector, a Residential Subdivision as recorded in Instrument 20041014000566970 and Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd and 6th Sector, a Residential Subdivision as recorded as Instrument No. 20060720000351160, in said Probate Office.
16. Restrictions recorded in Instrument 20030815000539670 in the Probate Office of Shelby County, Alabama.

