



20121217000481480 1/4 \$521.00
Shelby Cnty Judge of Probate, AL
12/17/2012 02:41:21 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), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid to the undersigned grantor, **AFK LANDS, 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:

Lot 3, according to the Survey of The Village at Lee Branch, Sector 2, as recorded in Map Book 33, page 3, 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.

Shelby County, AL 12/17/2012
State of Alabama
Deed Tax: \$500.00

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 11th day of December, 2012.

GRANTOR:

AFK LAND, LLC,
an Alabama limited liability company

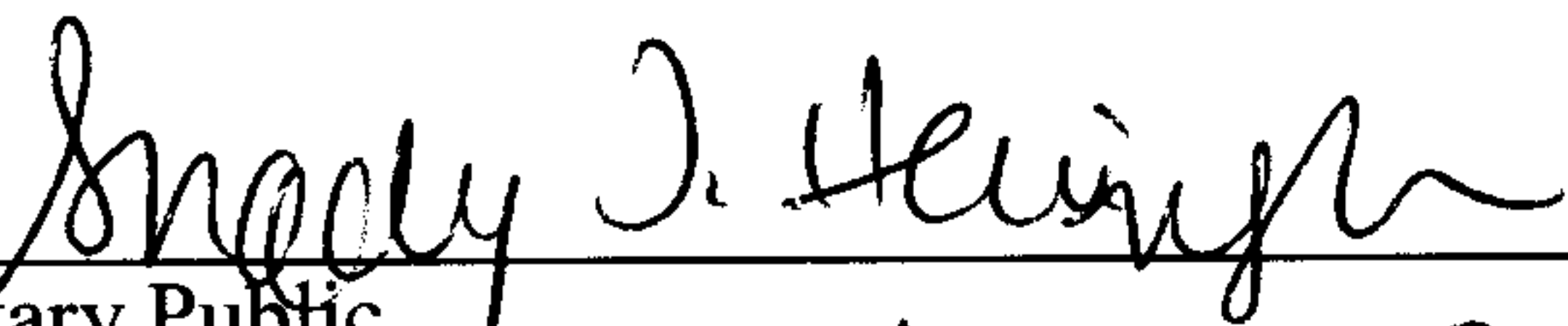
By: 
David Keith
Title: Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Keith, whose name as Member of **AFK LAND, 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 Member 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 11th day of December, 2012.


Notary Public
My Commission Expires: March 23, 2014

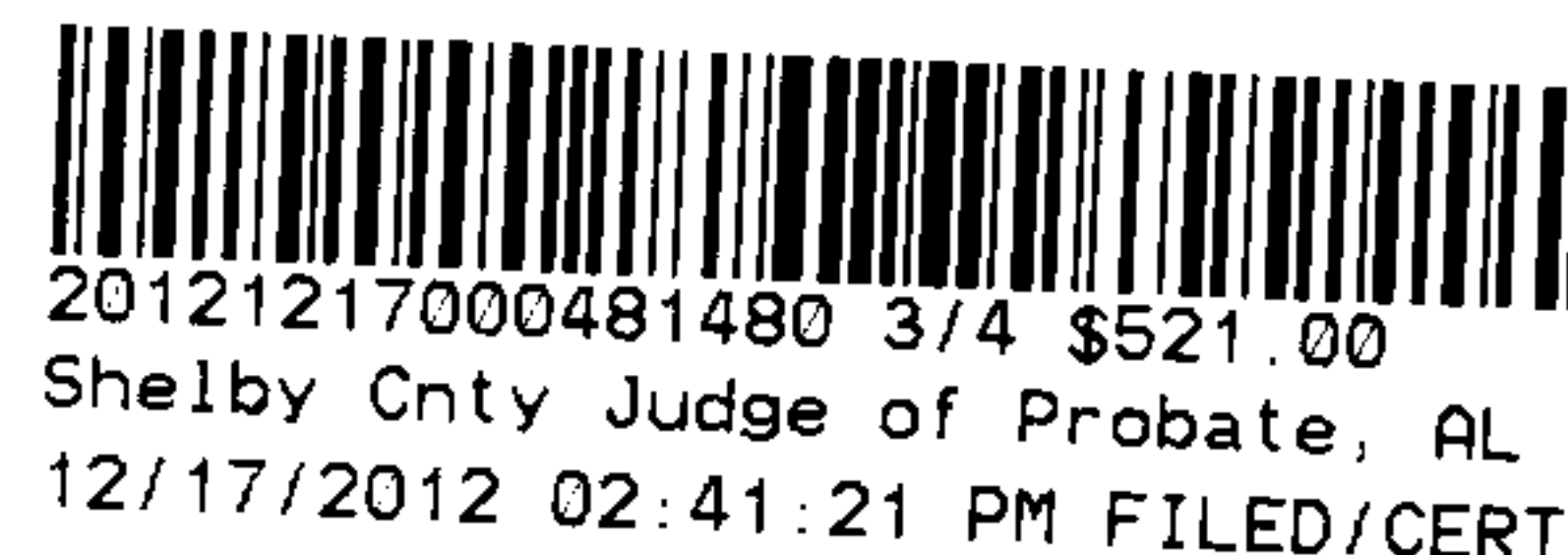


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EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2013 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown in Map Book 33, page 3, in the Probate Office of Shelby County, Alabama.
3. Resolution recorded in Instrument 20050204000058790 the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 166, page 418 and Deed Book 134, page 552, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 20121025000411030, in the Probate Office of Shelby County, Alabama.
6. Assignment of Development Rights recorded in Instrument 20120621000219160, in the Probate Office of Shelby County, Alabama



Real Estate Sales Validation Form

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

Grantor's Name	AFK LAND, LLC	Grantee's Name	D.R. Horton, Inc. - Birmingham
Mailing Address	120 Bishop Circle	Mailing Address	3570 Grandview Parkway
	Pelham, Alabama 35214		Birmingham, Alabama 35243
Property Address	Lot 3 - Village at Lee Branch	Date of Sale	December 13, 2012
	Doug Baker Boulevard	Total Purchase Price	\$500,000.00
	Hoover, AL 35244	or	
	(unimproved land)	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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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.

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 December 11th, 2012


Print: David Keith

Sign: 
Member of Grantor


STATE OF ALABAMA

COUNTY OF At Large

Subscribed, and sworn to before me this 11th day of December, 2012.

 Notary Public

My Commission Expires: March 23, 2014


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Form RT-1