



20130111C00015230 1/5 \$166.50
Shelby Cnty Judge of Probate, AL
01/11/2013 10:42:39 AM FILED/CERT

Shelby County, AL 01/11/2013
State of Alabama
Deed Tax: \$142.50

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, Alabama 35243

GENERAL 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, **HARBAR HOMES, INC.**, an Alabama corporation ("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:

Lots 216, 217 and 218, according to the Final Record Plat of Creekside Phase 2 - Part A, as recorded in Map Book 38, page 68, 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, its successors and assigns forever.

And Grantor does, for itself, its successors and assigns, represent and warrant and covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 10th day of January, 2013.

GRANTOR:

HARBAR HOMES, INC.,
an Alabama corporation

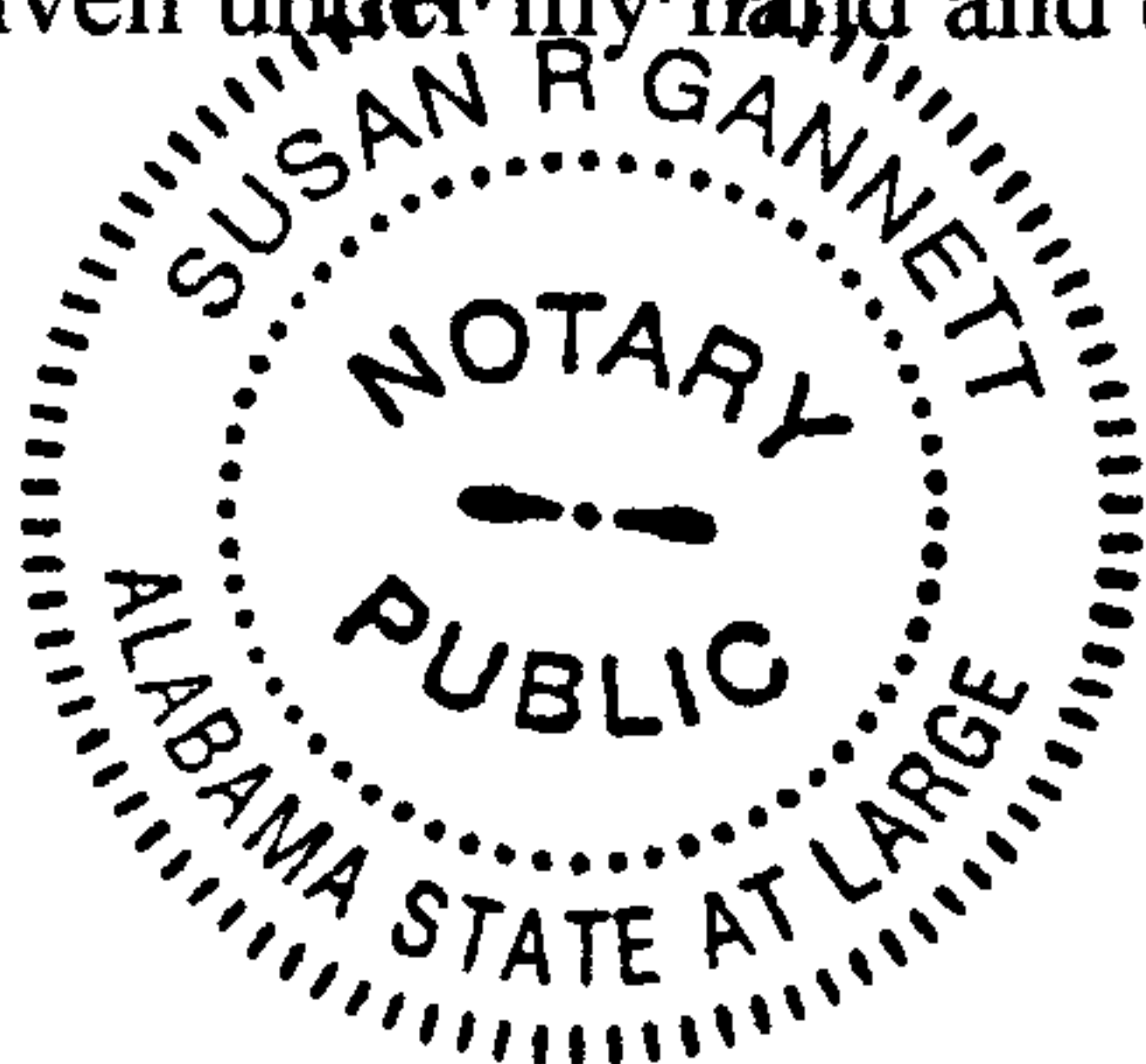
By: *Denny E. Barrow*
Denny E. Barrow
Title: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Denny E. Barrow, President of **HARBAR HOMES, INC.**, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10th day of January, 2013.



Susan R. Gannett
Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 8, 2013


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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 line(s), Easement(s) and Restrictions as shown in Map Book 38, page 68, in the Probate Office of Shelby County, Alabama.
3. Restrictions appearing of record in Real 708, Page 531; Real 873, page 269; and Real 873, Page 279, in the Probate Office of Jefferson County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Book LR200709, Page 18583 in the Probate Office of Jefferson County, Alabama.
5. Oil and Gas rights as conveyed to CSX Oil and Gas Corporation in Real 180, Page 715; Leased to Total Minatome Corporation as evidenced by Memo of Lease recorded in Real 370, Page 923 with a 31% interest being further conveyed to Westport Oil and Gas Company, Inc. in Instrument 2001-20356, in the Probate Office of Shelby County, Alabama.
6. Cable right-of-way easement agreement between CSX Transportation and US Spring Communications as recorded in Real 323, Page 338, in the Probate Office of Shelby County, Alabama.
7. Conveyance of mineral interest (as that term is defined in the recorded document) from United States Steel Corporation to RGGS Land & Minerals, LTD, L.P. as recorded in Instrument 2004-14862 and Instrument 2004-14863, in the Probate Office of Shelby County, Alabama.
8. Agreement with respect to surface and subsurface uses between United States Steel Corporation and RGGS Land & Minerals, LTD, L.P. as recorded in Instrument 2004-14864, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company recorded in Instrument 20070418000180070 and Instrument 20071030000500090, in the Probate Office of Shelby County, Alabama.
10. Easement to BellSouth for Telecommunications cabinet, as recorded In Instrument 200601/3035, in the Probate Office of Jefferson County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Instrument 200404/5731 and Instrument 200404/5728, in the Probate Office of Jefferson County, Alabama.
12. Easement recorded in Instrument 200404/5726 in the Probate Office of Jefferson County, Alabama.

13. Right of Way granted to Alabama Power Company by instrument recorded in Real 1015, page 69, 72 and 75 in the Probate Office of Jefferson County, Alabama.
14. Easement to Plantation Pipeline Co., as recorded in Real 856, page 776, in the Probate Office of Jefferson County, Alabama.
15. Easement to Colonial Pipeline Co., as recorded in Bessemer Real 443, Page 139 amended in Book LR200666, page 409, in the Probate Office of Jefferson County, Alabama.
16. Restrictions, Covenants, Conditions, Easements, Limitations, Mineral and mining rights and rights incident thereto and release of damages recorded in Book LR200713, page 4489, in the Probate Office of Jefferson County, Alabama and re-recorded in Instrument 20070820000391810 in the Probate Office of Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name Harbar Homes, Inc.
Mailing Address 12 Montagel Way
Shoal Creek, AL 35242

Grantee's Name D.R. Horton, Inc. - Birmingham
Mailing Address 3570 Grandview Parkway
Birmingham, Alabama 35243

Property Address Lots 216, 217 & 218
(Creekside Drive)
Trace Crossings Subdivision
Hoover, AL 35244
(unimproved residential lots)

Date of Sale January 10, 2013
Total Purchase Price \$142,500.00
or
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.

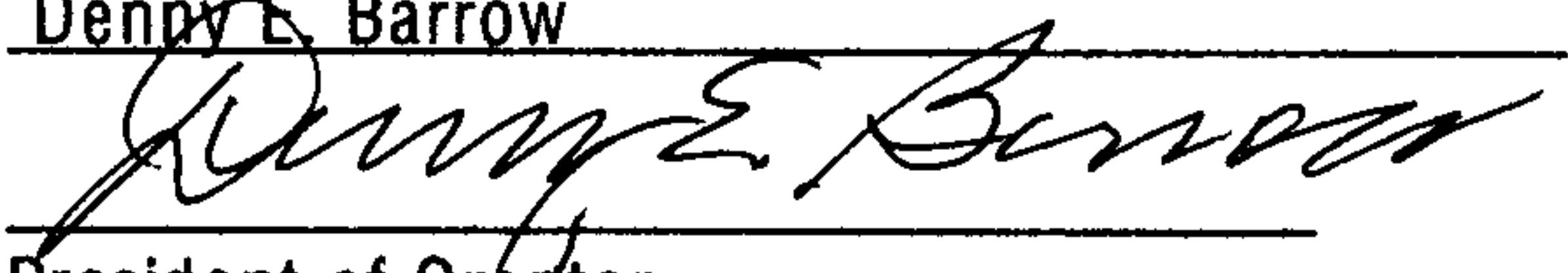
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

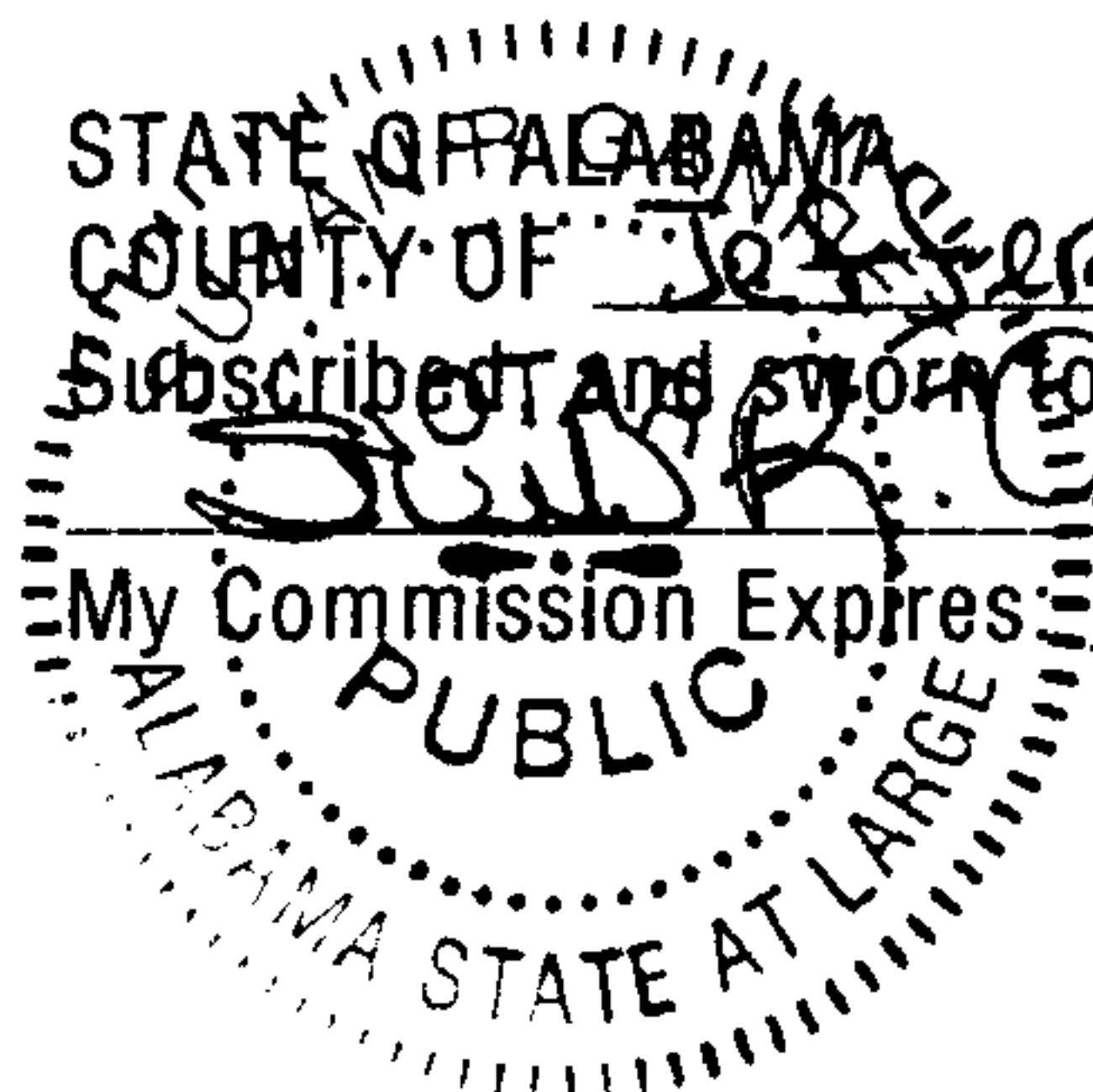
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date January 10, 2013

Print: Denny E. Barrow

Sign: 

President of Grantor



Subscribed and sworn to before me this 10th day of January, 2013.

Denny E. Barrow Notary Public

MY COMMISSION EXPIRES OCTOBER 8, 2013


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Form RT-1