

20130201000044370 1/5 \$74.00  
Shelby Cnty Judge of Probate, AL  
02/01/2013 12:24:10 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**

Shelby County, AL 02/01/2013  
State of Alabama  
Deed Tax: \$50.00

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, **TYROL, 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 4-18 and 4-22, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, pages 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively 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").

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 30<sup>th</sup> day of January, 2013.

**GRANTOR:**

**TYROL, INC.,**  
an Alabama corporation

By: Michael D. Fuller  
Name: Michael D. Fuller  
Its: President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael D. Fuller, whose name as President of **TYROL, INC.**, 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 President 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 30<sup>th</sup> day of January, 2013.

[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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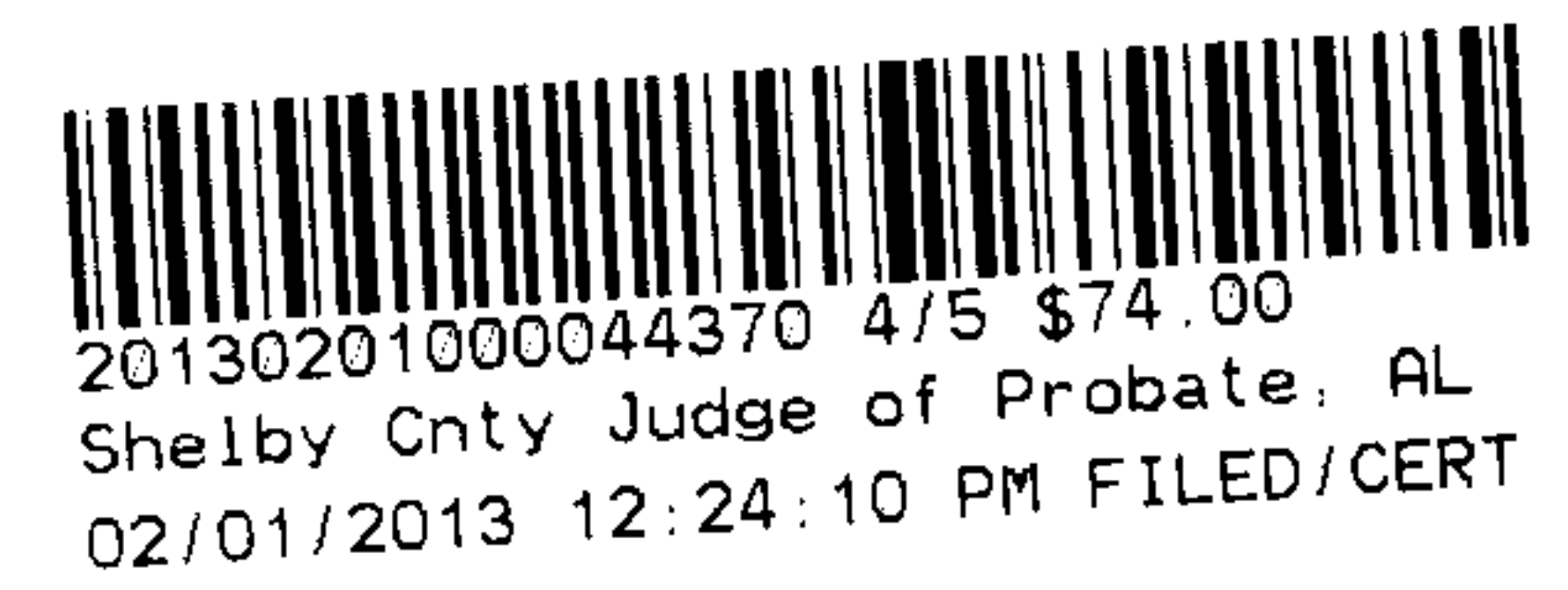
## **EXHIBIT "A"**

### **PERMITTED ENCUMBRANCES**

1. All taxes for the year 2013 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown on the Plat of Chelsea Park, 4th Sector as recorded in Map Book 34, pages 147A and 147B, 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. Easement to U.S. Alliance for road, as set out in Instrument 2000-4454, in the Probate Office of Shelby County, Alabama.
7. 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.
8. 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.
9. Conservation Easement recorded in Instrument 20041228000703970; Instrument 20041228000703980 and Instrument 20041228000703990 in the Probate Office of Shelby County, Alabama.
10. Easement Agreement between Chelsea Park Investments Ltd, Chelsea Park Inc, and Chelsea Park Properties Ltd as set out in Instrument 20040816000457750, in the Probate Office of Shelby County, Alabama.
11. Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument 200413/8336, in the Probate Office of Jefferson County, Alabama.

  
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12. Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, page 111, in the Probate Office of Shelby County, Alabama.
13. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument 20041223000699620, in the Probate Office of Shelby County, Alabama.
14. Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, and Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument No. 20050425000195430.
15. Restrictions recorded in Instrument 20030815000539670 in the Probate Office of Shelby County, Alabama.
16. Memorandum of Sewer Service Agreement Regarding Chelsea Park with Double Oak Water Reclamation LLC as recorded in Instrument 20121107000427750, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

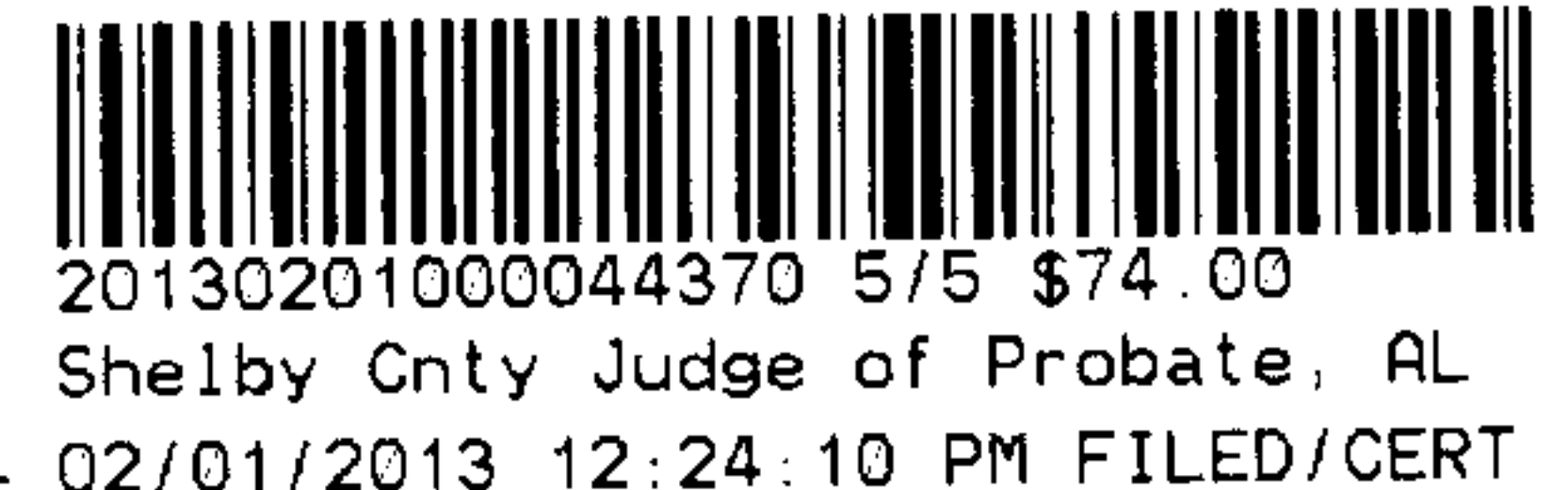
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tyrol, Inc.  
Mailing Address 850 Shades Creek Parkway  
Birmingham, AL 35209

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

Property Address Lot 4-18 on Chelsea Park Ridge  
Lot 4-22 on Chelsea Park Ridge  
Chelsea Park Subdivision  
Chelsea, Alabama 35043  
(unimproved residential lots)

Date of Sale January 31, 2013  
Total Purchase Price \$50,000.00  
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  
X 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).

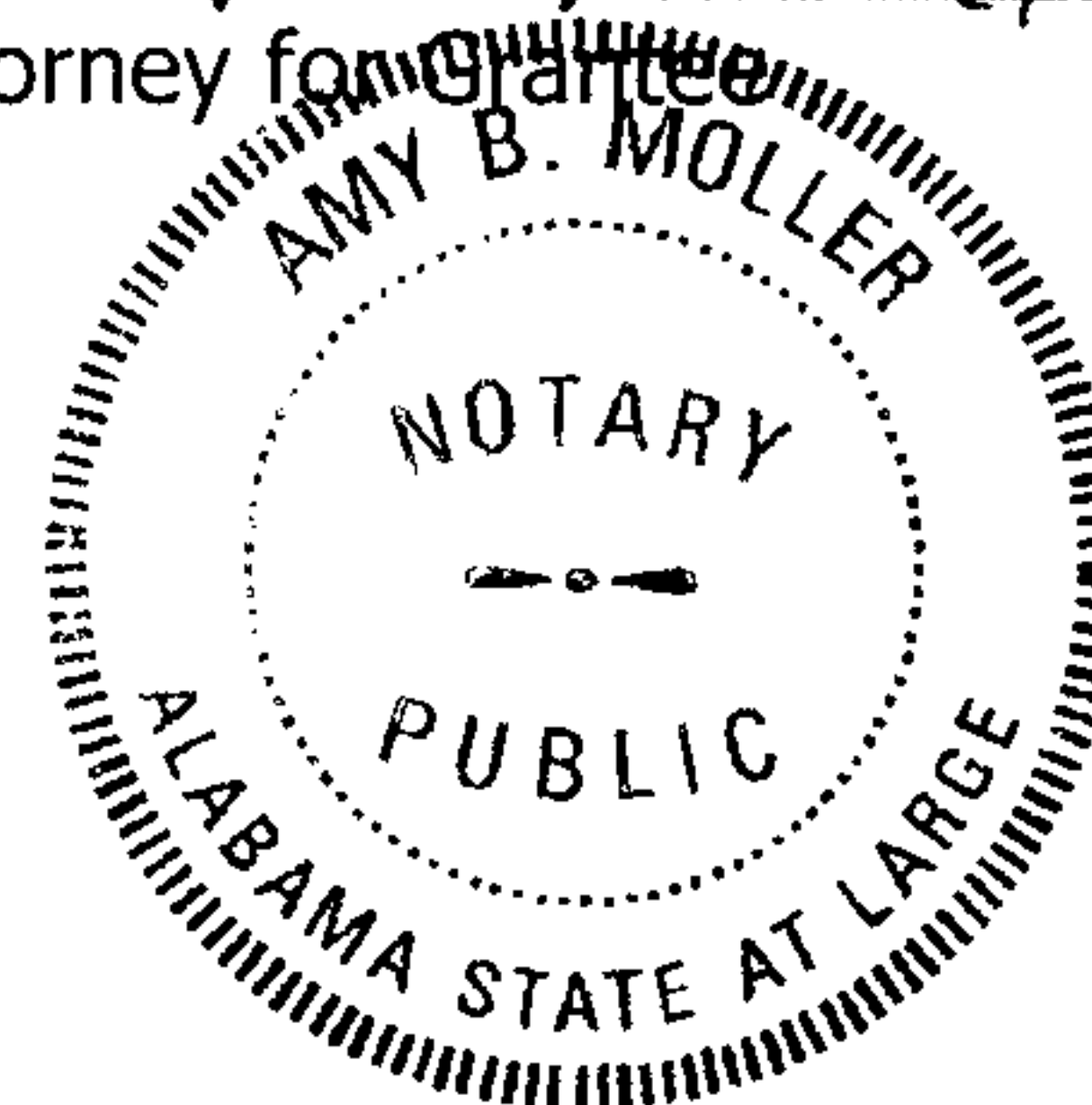
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: January 31, 2013

Print: W. Harold Parrish, Jr.

Sign: W. Harold Parrish, Jr.  
Attorney for Grantee

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
Subscribed and sworn to before me this 31st day of January, 2013.  
Notary Public  
My Commission Expires: 12/12/15



Form RT-1