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

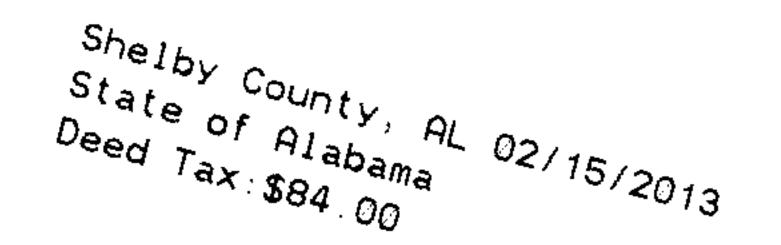
STATE OF ALABAMA	)
SHELBY COUNTY	)

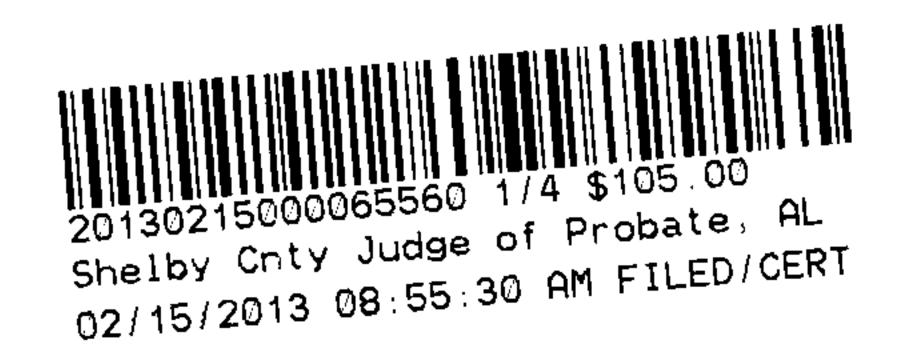
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid to the undersigned grantor, THORNTON, INC., an Alabama corporation ("Grantor"), 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 48, 49, and 70, according to the Survey of Chelsea Station, as recorded in Map Book 38, page 109, in the Probate Office of Shelby County, Alabama.

Subject, however, to those matters which are set forth on <u>Exhibit "A"</u> 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 day of February, 2013.

#### **GRANTOR:**

THORNTON, INC.

an Alabama corporation

William L. Thornton, III

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 William L. Thornton, III, whose name as President of THORNTON, INC., 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 corporation.

Given under my hand and official seal this the 14th day of February, 2013.

Notary Public

Shelby Cnty Judge of Probate, AL 02/15/2013 08:55:30 AM FILED/CERT

My Commission Expires: MY COMMISSION EXPIRES: June 14, 2014

BONDED THRU NOTARY PUBLIC UNDERWRITERS

### EXHIBIT "A"

### PERMITTED ENCUMBRANCES

- All taxes for the year 2013 and subsequent years, not yet due and payable.
- Building lines, easements and restrictions as shown on the Survey of Chelsea Station, as recorded in Map Book 38, page 109, in the Probate Office of Shelby County, Alabama.
- Sanitary Sewer Agreement between Double Oak Water Reclamation, Inc. and Chelsea 3. Station, LLC as recorded in Instrument 20060816000399780, in the Probate Office of Shelby County, Alabama, as affected by Partial Termination of Sewer Service Agreement, between Double Oak Water Reclamation, Inc. and First Commercial Bank, a division of Synovus Bank, as recorded in Instrument 20110509000139430, in the Probate Office of Shelby County, Alabama.
- Mineral and mining rights and rights incident thereto recorded in Shelby Real 45, Page 4. 303, in the Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company recorded in Instrument 20070418000180100, in the Probate Office of Shelby County, Alabama.
- Restrictive Covenants appearing of record in Instrument 20070829000407640, 1st 6. Amendment in Instrument 20100430000132190, 2nd Amendment recorded in Instrument 20101008000335460, and 3rd Amendment recorded in Instrument 20120606000198470, in the Probate Office of Shelby County, Alabama.
- Rights, Easements, Covenants and Restrictions to Alabama Power Company by instrument dated September 21, 1987 as referenced in Instrument 1994-36503 In the Probate Office of Shelby County, Alabama.
- Perpetual Non-exclusive easement for ingress/egress recorded in Instrument 1994-36503 8. in the Probate Office of Shelby County, Alabama.
- Assignment and Assumption of Developers Rights recorded in 9. Instrument 20120814000300900 in the Probate Office of Shelby County, Alabama.
- Memorandum of Sewer Service Agreement regarding Chelsea Station recorded in 10. Instrument 20121102000422210 in the Probate Office of Shelby County, Alabama.

20130215000065560 3/4 \$105.00 Shelby Cnty Judge of Probate, AL

02/15/2013 08:55:30 AM FILED/CERT

# **Real Estate Sales Validation Form**

This Docui	ment must be filed in accordai	nce with Code of Alabama	a 1975, Section 40-22-1
Grantor's Name Mailing Address	Thornton, Inc. 5300 Cahaba River Rd, Ste 200 Birmingham, Alabama 35243	Grantee's Name Mailing Address	D.R. Horton, Inc Birmingham 3570 Grandview Parkway Birmingham, Alabama 35243
Property Address	Lots 48, 49, and 70 Chelsea Station Circle Chelsea Station Subdivision	Date of Sale Total Purchase Price or	February 14, 2013 \$ 84,000.00
	Chelsea, Alabama 35042 (unimproved residential lots)	Actual Value or Assessor's Market Value	\$ \$
•	e or actual value claimed on this for ordation of documentary evidence is		wing documentary evidence:
Bill of Sale Sales Contra Closing State	ct	Appraisal Other	
•	document presented for recordationrm is not required.	n contains all of the required	information referenced above,
Grantor's name and current mailing add	d mailing address - provide the name	nstructions of the person or persons conv	eying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the nam	e of the person or persons to	whom interest to property is being
Property address -	the physical address of the property l	being conveyed, if available.	
Date of Sale - the o	late on which interest to the property	was conveyed.	
Total purchase price the instrument offer	e - the total amount paid for the purered for record.	chase of the property, both rea	al and personal, being conveyed by
	e property is not being sold, the true ered for record. This may be evidenarket value.		
use valuation, of th	ided and the value must be determined by the located will be used and the taxpayer will	cal official charged with the re	sponsibility of valuing property for
	t of my knowledge and belief that the that any false statements claimed, or		

Code of Alabama 1975 § 40-22-1 (h)。 (大下下户)

February 14

STATE OF ALABAMA CQUNTY OF JEFFERSON

Subscribed, and sworn to before me this Notary Public Notary Public Commission Expires Y COMMISSION EXPIRES: JANUARY 21, 2015

Miday of February, 2013.

Print:

Sign:

W. Harold Parrish, Jr.

Attorney for Grantee

Shelby Cnty Judge of Probate, AL 02/15/2013 08:55:30 AM FILED/CERT

Form RT-1