



20130215000065580 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
02/15/2013 08:55:32 AM 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

THIS CONVEYANCE IS BEING MADE TO CORRECT A SCRIVENER'S ERROR IN THE NAME OF THE GRANTOR IN THAT CERTAIN STATUTORY WARRANTY DEED, DATED DECEMBER 13, 2012 AND RECORDED IN INSTRUMENT NO. 20121214000478320, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

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:

Lot 72, 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 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 14th day of February, 2013.

GRANTOR:

THORNTON, INC.,
an Alabama corporation

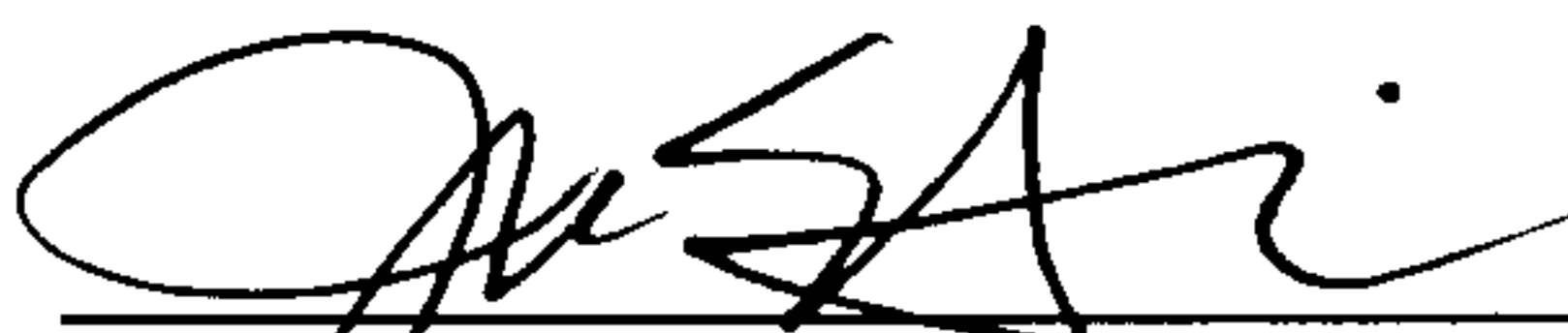
By: 
William L. Thornton, III
Title: President

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.**, an Alabama corporation, 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

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 Survey of Chelsea Station, as recorded in Map Book 38, page 109, in the Probate Office of Shelby County, Alabama.
3. Sanitary Sewer Agreement between Double Oak Water Reclamation, Inc. and Chelsea 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.
4. Mineral and mining rights and rights incident thereto recorded in Shelby Real 45, Page 303, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 20070418000180100, in the Probate Office of Shelby County, Alabama.
6. Restrictive Covenants appearing of record in Instrument 20070829000407640, 1st 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.
7. 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.
8. Perpetual Non-exclusive easement for ingress/egress recorded in Instrument 1994-36503 in the Probate Office of Shelby County, Alabama.
9. Assignment and Assumption of Developers Rights recorded in Instrument 20120814000300900 in the Probate Office of Shelby County, Alabama.
10. Memorandum of Sewer Service Agreement regarding Chelsea Station recorded in Instrument 20121102000422210 in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Questionnaire

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

Grantor's Name Thornton New Home Sales, Inc.
Mailing Address 5300 Cahaba River Rd, Ste 200
Birmingham, Alabama 35243
Thornton New Home Sales, Inc.

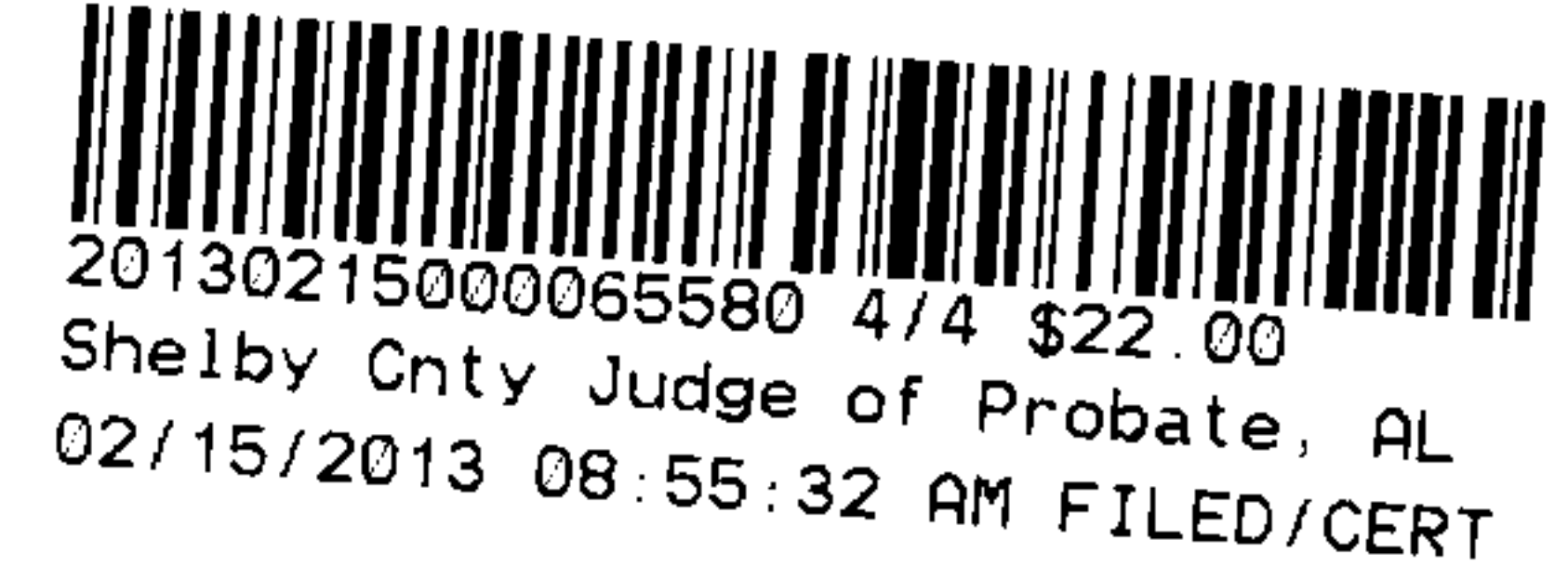
Grantee's Name D.R. Horton, Inc. - Birmingham
Mailing Address 3570 Grandview Parkway
Birmingham, Alabama 35243

Property Address Lot 72 on Chelsea Station Circle
Chelsea Station Subdivision
Chelsea, Alabama 35042
(unimproved residential lot)

Date of Sale December 13, 2012
Total Purchase Price \$ 28,000.00
or
Current Assessor's MV \$

Documentary Evidence provided:

☐ Closing Statement
☐ Bill of Sale
☐ Sales Contract
☐ Other _____



Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☒ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: February 13, 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 13th day of February, 2013.

Jane T. Epperson Notary Public
My Commission Expires: MY COMMISSION EXPIRES: JANUARY 21, 2015

