

**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, **UNION STATE BANK**, an Alabama banking 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 162 according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, 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 19th day of February, 2013.

**GRANTOR:**

**UNION STATE BANK,**  
an Alabama banking corporation

By: [Signature]  
Print Name: Thomas E Thornton  
Its: Asst Vice President


STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E Thornton, whose name as Asst Vice President of **UNION STATE BANK**, an Alabama banking 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/she, as such Asst Vice 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 19th day of February, 2013.

[Signature]  
Notary Public  
My Commission Expires: 2-10-15


  
20130225000076760 2/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
02/25/2013 09:36:37 AM FILED/CERT

## EXHIBIT "A"

### PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Building lines, easements and restrictions as shown on the Survey of Lacey's Grove Phase 2 as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.
3. Lacey's Grove Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20051013000532900, Amendment #1 to Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20061221000621000, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Volume 102, page 266, Deed Volume 102, page 264 and Deed Volume 102, page 265, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Deed Volume 154, page 501 and Deed Volume 154, page 499, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20050803000393820 and Instrument 20061212000601470, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 106, page 565, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/25/2013  
State of Alabama  
Deed Tax: \$15.00



20130225000076760 3/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
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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	Union State Bank	Grantee's Name	D.R. Horton, Inc. – Birmingham
Mailing Address	3437 Lorna Road	Mailing Address	3570 Grandview Parkway
	Hoover, Alabama 35216		Birmingham, Alabama 35243
Property Address	Lot 162 on Lacey Avenue	Date of Sale	February 21, 2013
	Lacey's Grove Subdivision	Total Purchase Price	\$15,000.00
	Alabaster, AL 35114	or	
	(unimproved residential lot)	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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_



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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 February \_\_\_\_, 2013

\_\_\_\_ Unattested

\_\_\_\_\_  
(verified by)

Print:

Sign:

W. Harold Parrish, Jr.

W. Harold Parrish, Jr.

Grantor/Grantee/Owner/Agent (circle one)