

Shelby County, AL 03/08/2013
State of Alabama
Deed Tax: \$17.00

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, **SG PROPERTIES, LLC**, an Alabama limited liability company ("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 156 and 168, according to the Amended Map of Old Ivy Subdivision Phase 1, as recorded in Map Book 36, pages 5A and 5B, 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 5th day of March, 2013.

GRANTOR:

SG PROPERTIES, LLC,
an Alabama limited liability company

By: James Mailon Kent, Jr.
Name: James Mailon Kent, Jr.
Its: Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Mailon Kent, Jr., whose name as Manager of **SG PROPERTIES, LLC**, an Alabama limited liability company, 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 Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 5th day of March, 2013.

Carla M. Hill
Notary Public Carla M. Hill
My Commission Expires: 3/23/15



20130308000097970 2/4 \$38.00
Shelby Cnty Judge of Probate, AL
03/08/2013 12:18:19 PM 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, restrictions and easements as shown on subdivision plats recorded in Map Book 35, pages 43-A and 43-B, Map Book 36, pages 5-A and 5-B and Map Book 36, pages 6-A and 6-B in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Instrument 20050801000385590, in the Probate Office of Shelby County, Alabama.
4. Reservations of oil, gas, mineral and mining rights and rights and release of damage and incident thereto recorded in Book 144, page 193 and Book 144, page 196, in the Probate Office of Shelby County, Alabama.
5. Easement/Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 121, page 464; Deed Book 188, page 43 and Deed Book 80, page 195 in the Probate Office of Shelby County, Alabama.
6. Reservations, conditions, powers of attorney, easements, options, covenants, agreements, limitations on title and all other provisions contained in or incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for Old Ivy Subdivision recorded in Instrument 20051104000574530 and Supplemental Declaration of Covenants, Conditions and Restrictions recorded in Instrument 20120504000157040 in the Probate Office of Shelby County, Alabama, in the By-Laws, in any instruments creating the estate or interest and in any other instrument referred to in any of the instruments as aforesaid.



20130308000097970 3/4 \$38.00
Shelby Cnty Judge of Probate, AL
03/08/2013 12:18:19 PM FILED/CERT

Real Estate Sales Validation Form


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

Grantor's Name	SG Properties, LLC	Grantee's Name	D.R. Horton, Inc. - Birmingham
Mailing Address	2700 Highway 280 South Suite 460E Birmingham, AL 35223	Mailing Address	3570 Grandview Parkway Birmingham, Alabama 35243
Property Address	Lot 156 on Marsh Circle Lot 168 on Ivy Leaf Court Old Ivy Subdivision Calera, Alabama 35040 (unimproved residential lots)	Date of Sale	March 7, 2013
		Total Purchase Price	\$ 17,000.00
		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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20130308000097970 4/4 \$38.00
Shelby Cnty Judge of Probate, AL
03/08/2013 12:18:19 PM FILED/CERT

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: March _____ 2013


Print: James Mailon Kent, Jr.

Sign:


Manager of Grantor

STATE OF ALABAMA
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 5th day of March, 2013.

 Notary Public
My Commission Expires: 3/23/15

Form RT-1