

Shelby County, AL 02/17/2014
State of Alabama
Deed Tax: \$46.00

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
2188 Parkway Lake Drive
Hoover, AL 35244

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), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid to the undersigned grantor, **DUNAVANT SQUARE LLC**, an Alabama limited liability company fka Isley Development, LLC ("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 70A, according to the Survey of Dunnavant Square Resurvey, as recorded in Map Book 42, pages 123A, 123B, and 123C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnavant Square as recorded in Instrument 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

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 12th day of February, 2014.

GRANTOR:

DUNAVANT SQUARE, LLC,
an Alabama limited liability company

By: [Signature]
William L. Thornton, III
Title: Member

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 Member of **DUNAVANT SQUARE, 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 Member 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 12th day of February, 2014.

[Signature]

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 14, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20140217000042400 2/4 \$69.00
Shelby Cnty Judge of Probate, AL
02/17/2014 08:51:56 AM FILED/CERT

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2014 and subsequent years, not yet due and payable.
2. Building lines and easements as shown in Map Book 42, pages 123A, 123B, and 123C in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, recorded in Deed Volume 196, page 237; Deed Volume 196, page 248 and Deed Volume 196, page 254, in the Probate Office of Shelby County, Alabama.
4. Permits to Alabama Power Company recorded in Deed Volume 247, page 905; Deed Volume 139, page 569 and Deed Volume 134, page 411 in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act as recorded In Instrument 20070410000164500, in the Probate Office of Shelby County, Alabama.
6. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnavant Square as recorded in Instrument 20100713000222660 in the Probate Office of Shelby County, Alabama.
7. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company as recorded in Instrument 20080401000129920 in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Deed Volume 81, page 417, in the Probate Office of Shelby County, Alabama.
9. Memorandum of Sewer Service Agreement with Double Oak Water Reclamation LLC as recorded in Instrument 20121102000422200, in the Probate Office of Shelby County, Alabama.



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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 Dunavant Square LLC
Mailing Address 5300 Cahaba River Road
Suite 200
Birmingham, AL 35243

Grantee's Name D.R. Horton, Inc. - Birmingham
Mailing Address 2188 Parkway Lake Drive
Hoover, Alabama 35244

Property Address Lot 70A on Monaghan Drive
Dunnavant Square Subdivision
Birmingham, Alabama 35242
(unimproved residential lot)

Date of Sale February 13, 2014

Total Purchase Price \$ 46,000.00
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


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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 13, 2014

Print: W. Harold Parrish, Jr.

Sign: 

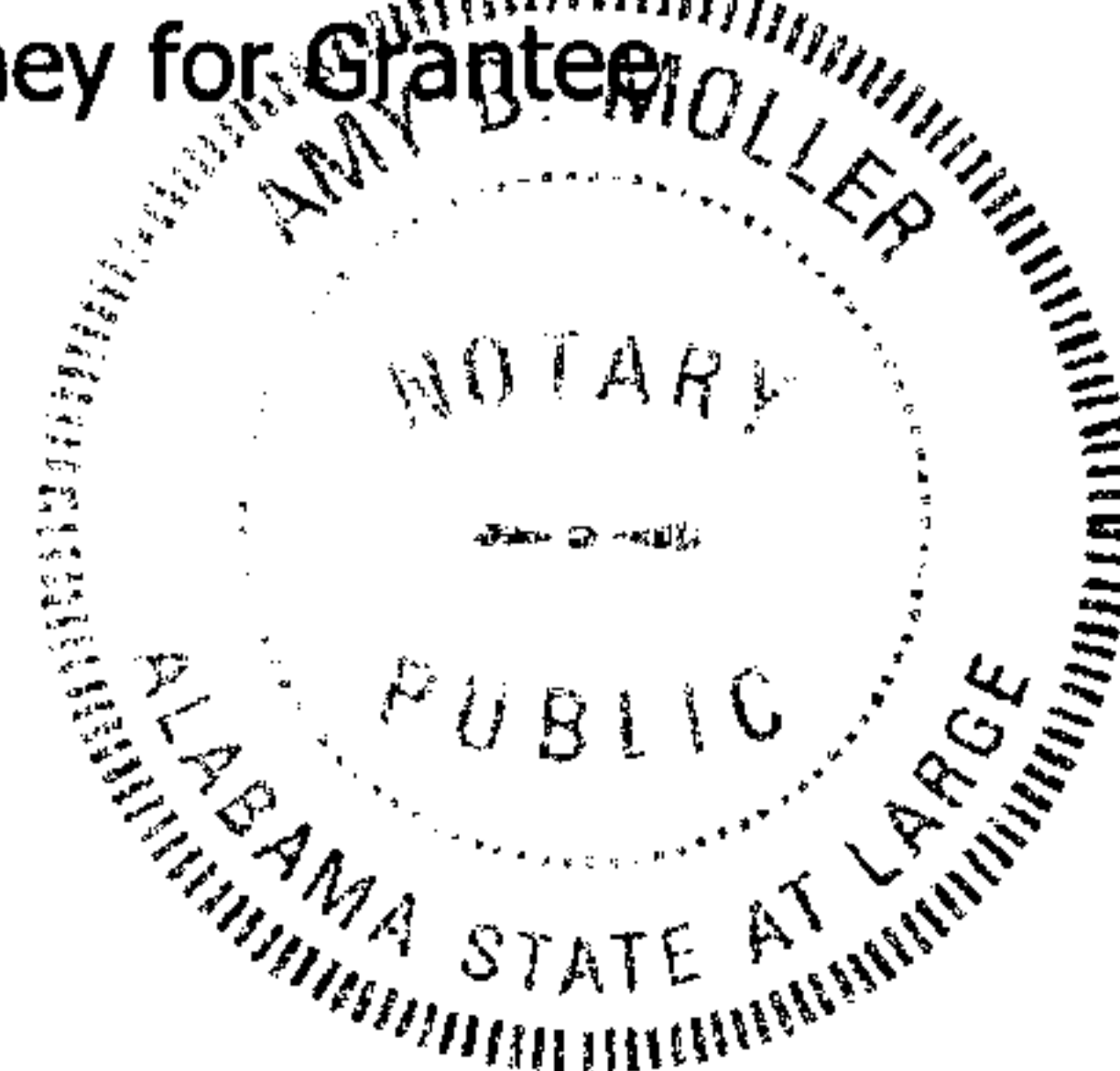
Attorney for Grantee

STATE OF ALABAMA
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 13th day of February, 2014.

 Notary Public

My Commission Expires: 12/12/15

**Form RT-1**