

Shelby County, AL 02/29/2016
State of Alabama
Deed Tax: \$92.00

20160229000062090 1/4 \$115.00
Shelby Cnty Judge of Probate, AL
02/29/2016 12:47:05 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Phillip G. Stutts
Leitman, Siegal & Payne, 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, **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 34, 35 & 44, 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 25th day of February, 2016.

GRANTOR:

THORNTON, INC.
an Alabama corporation

By: 
Lauren E. Thornton
Title: Vice President

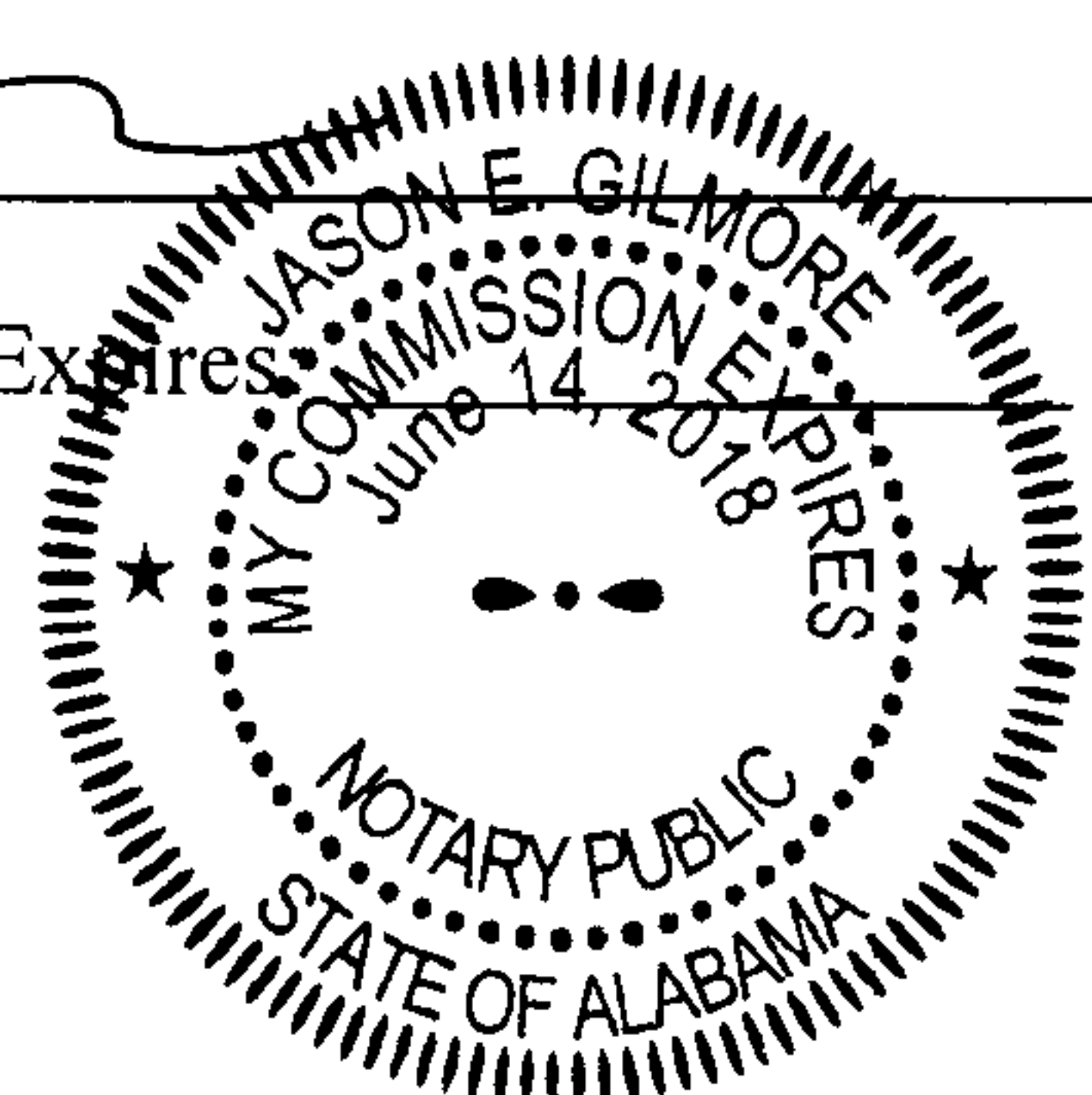
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lauren E. Thornton, whose name as Vice 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 25th day of February, 2016.


Notary Public
My Commission Expires June 14, 2018

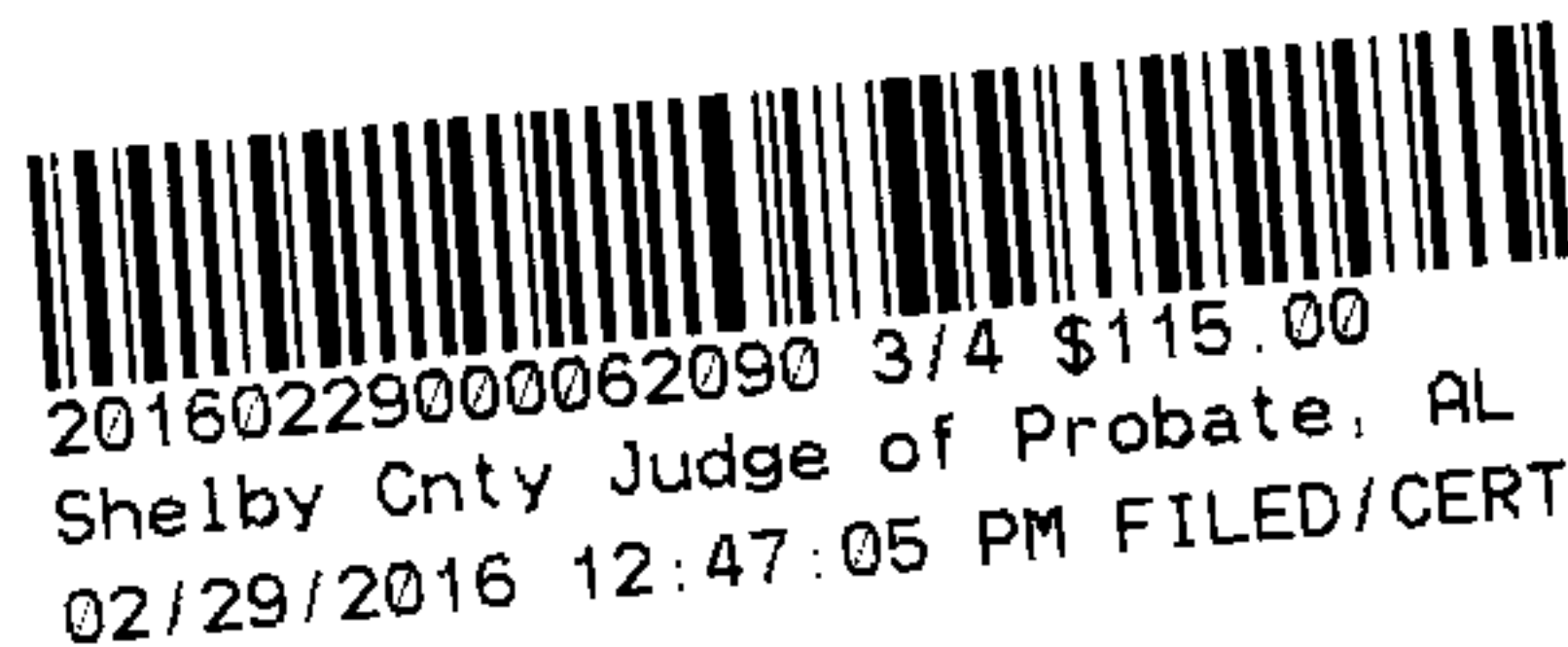



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EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2016 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 recorded in Instrument 20100430000132190, 2nd Amendment recorded in Instrument 20101008000335460, and 3rd Amendment recorded in Instrument 20120606000198470, and Assignment of Developers Rights as recorded in Instrument 20120814000300900 all 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. Memorandum of Sewer Service Agreement regarding Chelsea Station recorded in Instrument 20121102000422210 in the Probate Office of Shelby County, Alabama.
10. Articles of Incorporation of Chelsea Station Owners Association, Inc., recorded in Instrument 20070829000407630, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	Thornton, Inc.	Grantee's Name	D.R. Horton, Inc. - Birmingham
Mailing Address	5300 Cahaba River Rd, Ste 200 Birmingham, Alabama 35243	Mailing Address	2188 Parkway Lake Drive Hoover, Alabama 35244
Property Address	Lots 34, 35 & 44 Chelsea Station Subdivision Chelsea, Alabama 35042 (unimproved residential lot)	Date of Sale	February 25, 2016
		Total Purchase Price	\$ 92,000.00
		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.

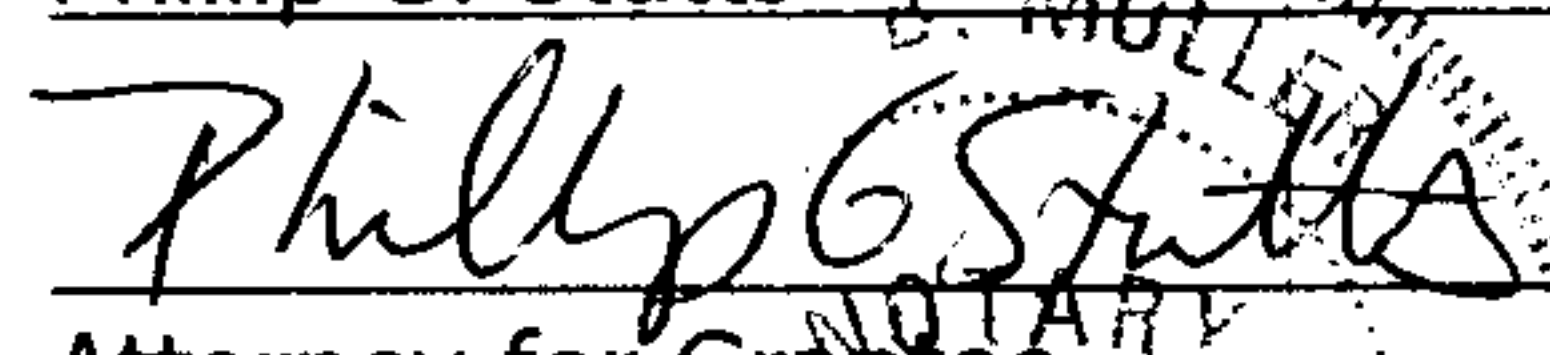
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This December be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 December result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: February 25, 2016

Print: Phillip G. Stutts

Sign: 

Attorney for Grantee

STATE OF ALABAMA,
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 25 day of February, 2016.

Notary Public

My Commission Expires: 12/12/19

