


REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	The Crossings Investment Co. LLC	Grantee's Name	D.R. Horton, Inc.-Birmingham
Mailing Address	P.O. Box 381208 Birmingham, Alabama 35238	Mailing Address:	2188 Parkway Lake Drive Hoover, Alabama 35244

Property Address:	<u>Raw Land – Polo Crossings</u>	Date of Sale:	<u>May 12th, 2016</u>
		Purchase Price:	<u>\$665,272.16</u>

This Instrument Prepared By:
Christopher M. Gill, Esq.
Hand Arendall LLC
Post Office Box 123
Mobile, Alabama 36601
251-432-5511


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STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **THE CROSSINGS INVESTMENT CO. LLC**, an Alabama limited liability company ("Grantor"), for and in consideration of Six Hundred Sixty-Five Thousand Two Hundred Seventy-Two and 16/100 Dollars (\$665,272.16) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

A PARCEL OF LAND SITUATED IN THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 23, AND THE NORTH ½ OF SECTION 26, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A ½" REBAR FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND THENCE RUN NORTH 02°47'41" WEST ALONG THE EASTERLY LINE OF THE PROPERTY OF JACK HERING AS



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RECORDED IN INSTRUMENT NO. 201502/4334 FOR A DISTANCE OF **512.49 FEET** TO A CAPPED IRON PIN STAMPED "SWH 4848, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 ACCORDING TO THE SURVEY OF SIGNAL VALLEY ESTATES AS RECORDED IN MAP BOOK 23, PAGE 152 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN **NORTH 87°31'08" EAST** ALONG THE SOUTH LOT LINES OF LOT 1, LOT 1A AND LOT 2 OF SAID SUBDIVISION AND THE SOUTH LOT LINES OF LOT 2, LOT 5 AND LOT 4 ACCORDING TO THE SURVEY OF DOGWOOD LAKES AS RECORDED IN MAP BOOK 23, PAGE 34 IN SAID SHELBY COUNTY PROBATE OFFICE FOR A DISTANCE OF **2682.00 FEET** TO A CAPPED IRON PIN STAMPED "CARR 00010LS" AND THE SOUTHEAST CORNER OF LOT 4 OF SAID DOGWOOD LAKES AND ALSO BEING A POINT ON THE WESTERLY LINE OF THE PROPERTY OF ELSIE JO McARDLE AS RECORDED IN DEED BOOK 261, PAGE 362; THENCE RUN **SOUTH 04°50'37" EAST** ALONG THE WESTERLY LINE OF SAID McARDLE PROPERTY FOR A DISTANCE OF **498.10 FEET** TO A CONCRETE MONUMENT FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 23 AND THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND FURTHER BEING THE NORTHWEST CORNER OF LOT 2 OF RANDALL RIDGE FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 28, PAGE 95 IN SAID SHELBY COUNTY PROBATE OFFICE; THENCE RUN **SOUTH 01°57'38" EAST** ALONG THE WESTERLY LINE OF LOT 2 AND LOT 1 OF SAID SUBDIVISION FOR A DISTANCE OF **285.91 FEET** TO A CAPPED IRON PIN STAMPED "CARR 00010LS", SAID POINT ALSO BEING THE NORTHEAST CORNER OF COMMON AREA 1 ACCORDING TO THE SURVEY OF POLO CROSSINGS SECTOR I AS RECORDED IN MAP BOOK 39, PAGE 41 IN SAID SHELBY COUNTY PROBATE OFFICE; THENCE RUN **SOUTH 88°09'44" WEST** ALONG THE NORTH LINE OF SAID COMMON AREA 1 FOR A DISTANCE OF **602.00 FEET** TO A CAPPED IRON PIN STAMPED "CARR 00010LS" (ALL IRONS UNTIL FURTHER NOTED SHALL BE CAPPED IRON PIN STAMPED "CARR 00010LS") TO THE COMMON INTERSECTION OF LOTS 128 AND 129 OF SAID SUBDIVISION; THENCE RUN **NORTH 20°26'09" EAST** ALONG THE EASTERLY LINE OF SAID LOT 128 FOR A DISTANCE OF **132.37 FEET** TO THE COMMON INTERSECTION OF LOTS 128 AND 127; THENCE RUN **NORTH 46°11'26" WEST** ALONG THE NORTHERLY LINE OF LOTS 127 AND 126 OF SAID SUBDIVISION A DISTANCE OF **335.06 FEET** TO THE COMMON INTERSECTION OF LOTS 126 AND LOT 125 OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF POLO CROSSINGS SECTOR II AS RECORDED IN MAP BOOK 46, PAGE 21 IN SAID SHELBY COUNTY PROBATE OFFICE; THENCE RUN THE FOLLOWING 6 COURSES ALONG SAID POLO CROSSINGS SECTOR II SUBDIVISION: THENCE **NORTH 63°16'49"**



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WEST FOR A DISTANCE OF 141.10 FEET; THENCE NORTH 82°50'38" WEST FOR A DISTANCE OF 131.11 FEET; THENCE SOUTH 69°02'04" WEST A DISTANCE OF 127.98 FEET; THENCE SOUTH 01°05'37" WEST FOR A DISTANCE OF 246.15 FEET; THENCE SOUTH 18°41'44" WEST FOR A DISTANCE OF 172.46 FEET; THENCE SOUTH 40°36'41" WEST FOR A DISTANCE OF 240.92 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF POLO FIELD WAY ACCORDING TO THE SUBDIVISION OF POLO CROSSINGS SECTOR I AS RECORDED IN MAP BOOK 39, PAGE 41; THENCE RUN NORTH 49°23'19" WEST ALONG SAID ROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 79.65 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTH 04°23'19" WEST ALONG THE BEARING OF SAID CHORD FOR A CHORD DISTANCE OF 35.36 FEET TO THE END POINT OF SAID CURVE; THENCE NORTH 49°23'19" WEST FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 77 OF SAID SUBDIVISION OF POLO CROSSINGS SECTOR I; THENCE THE FOLLOWING TWO COURSES AROUND SAID LOT 77: NORTH 40°36'41" EAST FOR A DISTANCE OF 87.90 FEET; THENCE NORTH 49°23'19" WEST FOR A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 77; THENCE SOUTH 40°36'41" WEST ALONG SAID LOT 77 AND CROSSING POLO FIELD WAY FOR A DISTANCE OF 162.90 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID POLO FIELD WAY; THENCE SOUTH 49°23'19" EAST ALONG SAID ROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 3.73 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID SUBDIVISION OF POLO CROSSINGS SECTOR I; THENCE RUN SOUTH 40°36'41" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 15 FOR A DISTANCE OF 110.00 FEET TO THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID LOT 15 AND COMMON AREA 1 ACCORDING TO THE SUBDIVISION OF THE VILLAGE AT POLO CROSSINGS SECTOR I AS RECORDED IN MAP BOOK 39, PAGE 42 A-C IN SAID SHELBY COUNTY PROBATE OFFICE; THENCE CONTINUING AROUND SAID COMMON AREA 1 THE FOLLOWING 4 COURSES: NORTH 49°23'19" WEST FOR A DISTANCE OF 62.00 FEET; THENCE NORTH 48°22'27" WEST FOR A DISTANCE OF 67.29 FEET; THENCE NORTH 44°43'05" WEST FOR A DISTANCE OF 22.99 FEET; THENCE SOUTH 40°36'41" WEST FOR A DISTANCE OF 57.76 FEET TO THE NORTHWEST CORNER OF LOT 373 OF SAID THE VILLAGE AT POLO CROSSINGS SECTOR I; THENCE RUN SOUTH 40°36'41" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 373 FOR A DISTANCE OF 159.48 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1125.00 FEET, AN ARC



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LENGTH OF **343.43 FEET** AND A CENTRAL ANGLE OF **17°29'27"**; THENCE RUN **NORTH 38°30'16" WEST** ALONG THE BEARING OF SAID CHORD FOR A CHORD DISTANCE OF **342.10 FEET** TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF POLO TRACE WITH THE MOST NORTHWESTERLY CORNER OF COMMON AREA 3 OF SAID THE VILLAGE AT POLO CROSSINGS SECTOR I; THENCE RUNNING ALONG SAID COMMON AREA 3 THE FOLLOWING 5 COURSES: **SOUTH 67°10'47" WEST** FOR A DISTANCE OF **209.56 FEET**; THENCE **SOUTH 25°08'20" WEST** FOR A DISTANCE OF **159.14 FEET**; THENCE **SOUTH 02°25'25" EAST** FOR A DISTANCE OF **191.47 FEET**; THENCE **SOUTH 87°34'35" WEST** FOR A DISTANCE OF **110.00 FEET**; THENCE **SOUTH 02°25'25" EAST** FOR A DISTANCE OF **163.42 FEET** TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BELMONT WAY; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE RUN **SOUTH 87°34'35" WEST** FOR A DISTANCE OF **50.00 FEET** TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BELMONT WAY; THENCE **SOUTH 02°25'25" EAST** ALONG SAID ROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF **45.58 FEET** TO NORTHEAST CORNER OF LOT 253A ACCORDING TO THE RESURVEY OF LOTS 231 – 254 THE VILLAGE AT POLO CROSSINGS SECTOR I AS RECORDED IN MAP BOOK 41, PAGE 130; THENCE RUN **SOUTH 87°34'35" WEST** ALONG THE NORTH LINE OF SAID LOT 253A FOR DISTANCE OF **110.00 FEET** TO NORTHEAST CORNER OF COMMON AREA 5A OF SAID RESURVEY OF LOTS 231 – 254 THE VILLAGE AT POLO CROSSINGS SECTOR I; THENCE RUN **SOUTH 87°47'15" WEST** ALONG THE NORTH LINE OF SAID COMMON AREA 5A FOR A DISTANCE OF **20.38 FEET** TO A POINT ON THE EASTERLY PROPERTY LINE OF J.C. CLARK AS RECORDED IN INSTRUMENT NO. 2002-17770; THENCE **NORTH 02°12'45" WEST** ALONG SAID J.C. CLARK EASTERLY PROPERTY LINE FOR A DISTANCE OF **776.44 FEET** TO THE POINT OF BEGINNING.

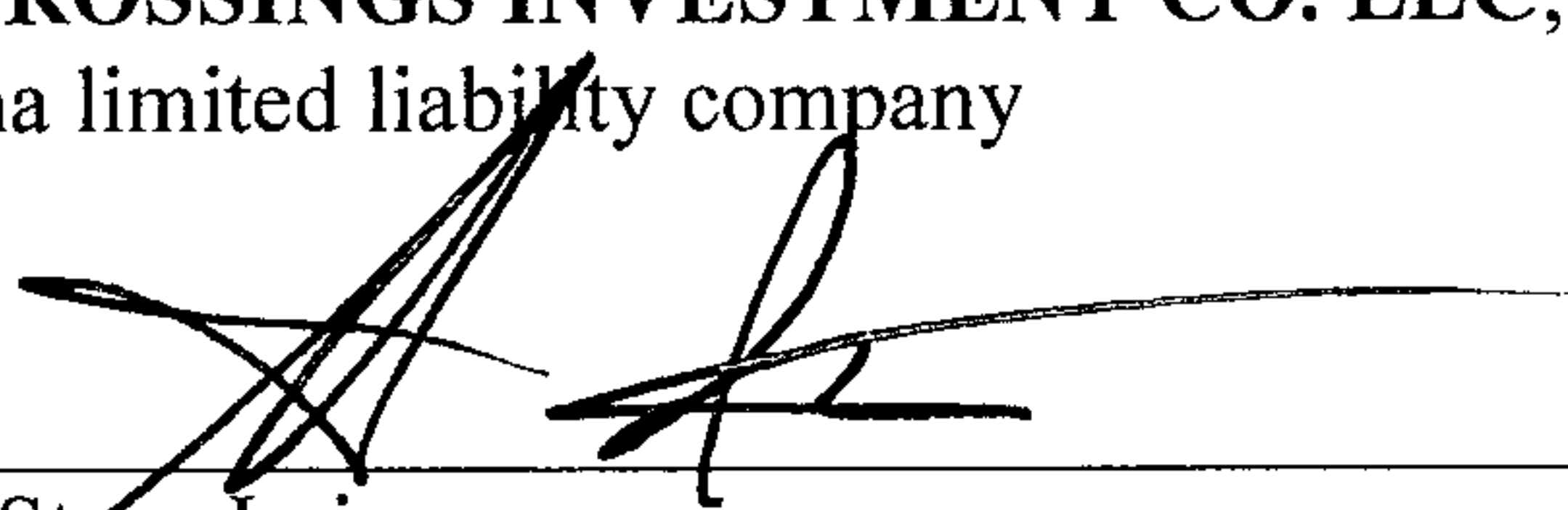
Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.


Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 12th day of May, 2016.

THE CROSSINGS INVESTMENT CO. LLC, an
Alabama limited liability company

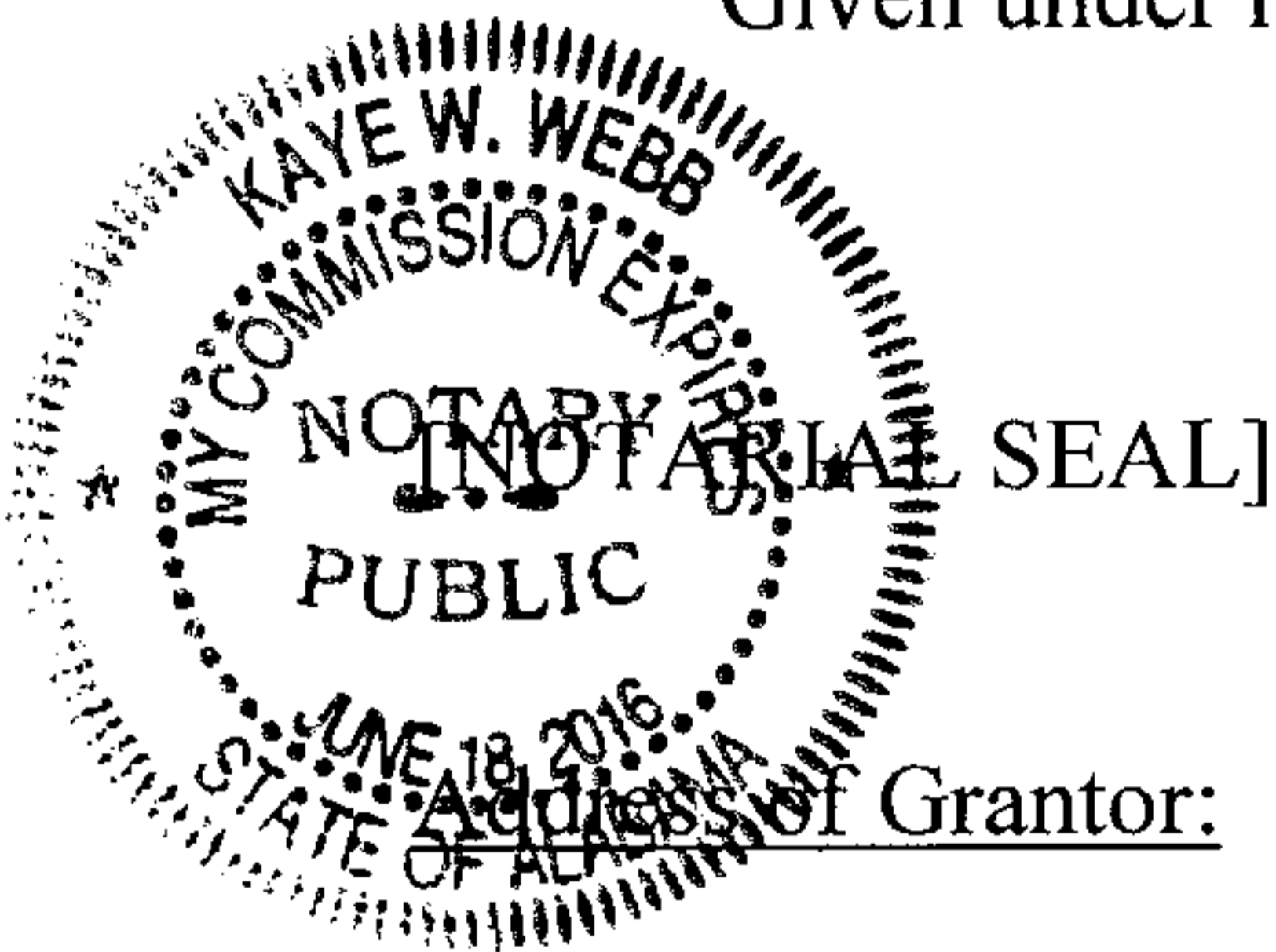
By: 
Name: Steve Issis
Title: Member

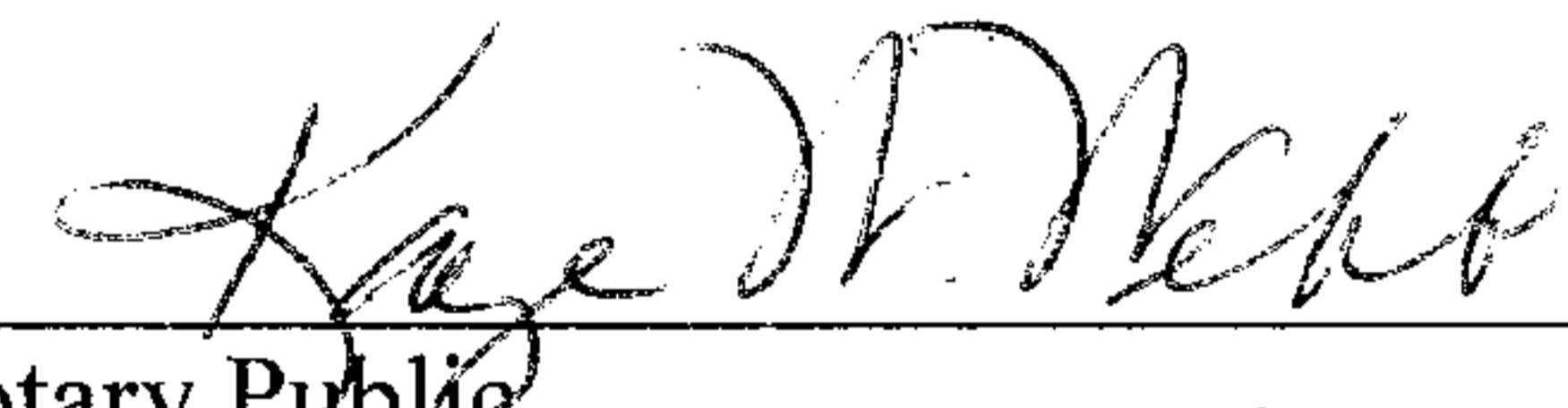
STATE OF ALABAMA)
COUNTY OF Jefferson :


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I, the undersigned, a notary public in and for said county in said state, hereby certify that Steve Issis, whose name as Member of **THE CROSSINGS INVESTMENT CO. LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, 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 12th day of May, 2016.




Notary Public
My commission expires: 6-18-16

Address of Grantor:

The Crossings Investment Co. LLC
P.O. Box 381208
Birmingham, Alabama 35238

Address of Grantee:

D.R. Horton, Inc. – Birmingham
2188 Parkway Lake Drive
Hoover, Alabama 35244

Exhibit A to Statutory Warranty Deed
The Permitted Exceptions

1. Taxes for the year 2016 and subsequent years, not due and payable yet.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Storm pipes and sewers situated in Section 23 as shown on survey of Barton F Carr dated May 10, 2016.



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