


20160713000242710 1/4 \$252.00
Shelby Cnty Judge of Probate, AL
07/13/2016 07:39:06 AM 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, Alabama 35244

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, **CAMDEN COVE WEST, 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 26, 30, 31, 32, 35, 65, 66, 74, 76, 84, 144 & 152, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, page 131, 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").

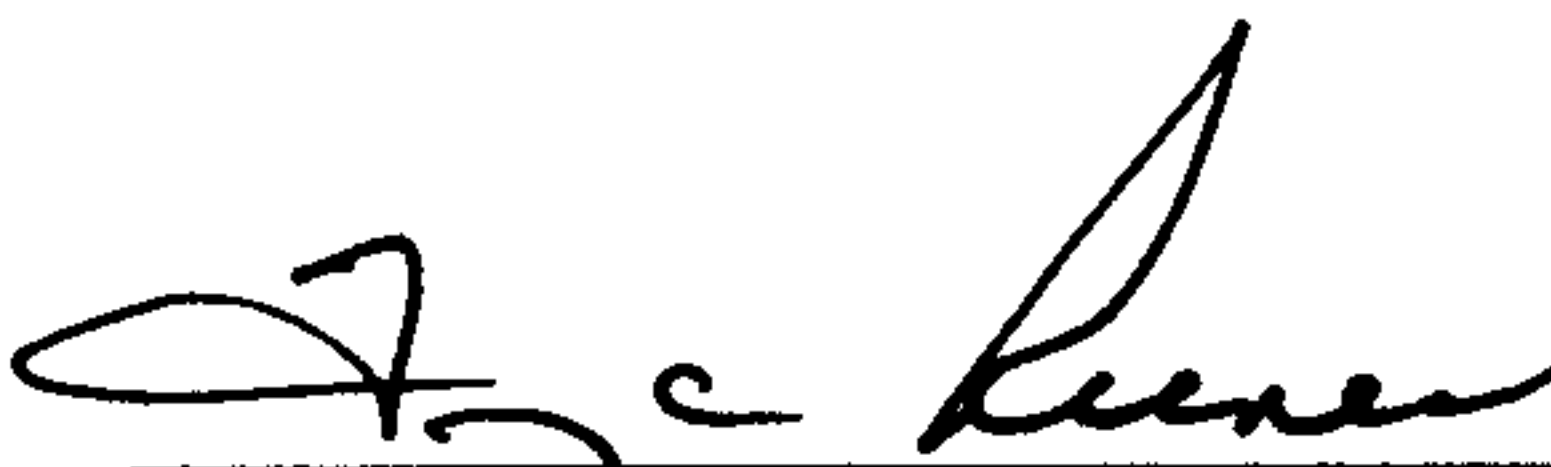
TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

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 6 day of July, 2016.

GRANTOR:

CAMDEN COVE WEST, LLC,
an Alabama limited liability company

By: 
Troy C. Reeves
Its: Authorized Representative

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Troy C. Reeves, whose name as Authorized Representative of **CAMDEN COVE WEST, 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 Authorized Representative 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 6th day of July, 2016.


Notary Public
My Commission Expires: _____ **MY COMMISSION EXPIRES:**
May 15, 2018


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EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Building line(s), easement(s) and restriction(s) as shown by subdivision plat recorded in Map Book 39, page 131 in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 282, Page 306 in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County, Alabama, recorded in Deed Volume 254, Page 131, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants as recorded in Instrument 20040908000499580, amended in Instrument 20050708000342360, further amended in Instrument 20080402000132960, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants as recorded in Instrument 20041006000552490, amended in Instrument 20050708000342350, further amended in Instrument 20050402000132950, further amended in Instrument 20080402000132970, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2008022500075040, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20061212000602760 in the Probate Office of Shelby County, Alabama.



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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	<u>Camden Cove West LLC</u>	Grantee's Name	<u>D.R. Horton, Inc. - Birmingham</u>
Mailing Address	<u>2086-B Valleydale Terrace</u> <u>Birmingham, Alabama 35244</u>	Mailing Address	<u>2188 Parkway Lake Drive</u> <u>Hoover, Alabama 35244</u>
Property Address	<u>Lots 26, 30, 31, 32, 35, 65, 66,</u> <u>74, 76, 84, 144 & 152</u> <u>Camden Cove West Subdivision</u> <u>Calera, AL 35040</u> <u>(unimproved residential lot)</u>	Date of Sale	<u>July 7, 2016</u>
		Total Purchase Price	<u>\$ 228,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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.

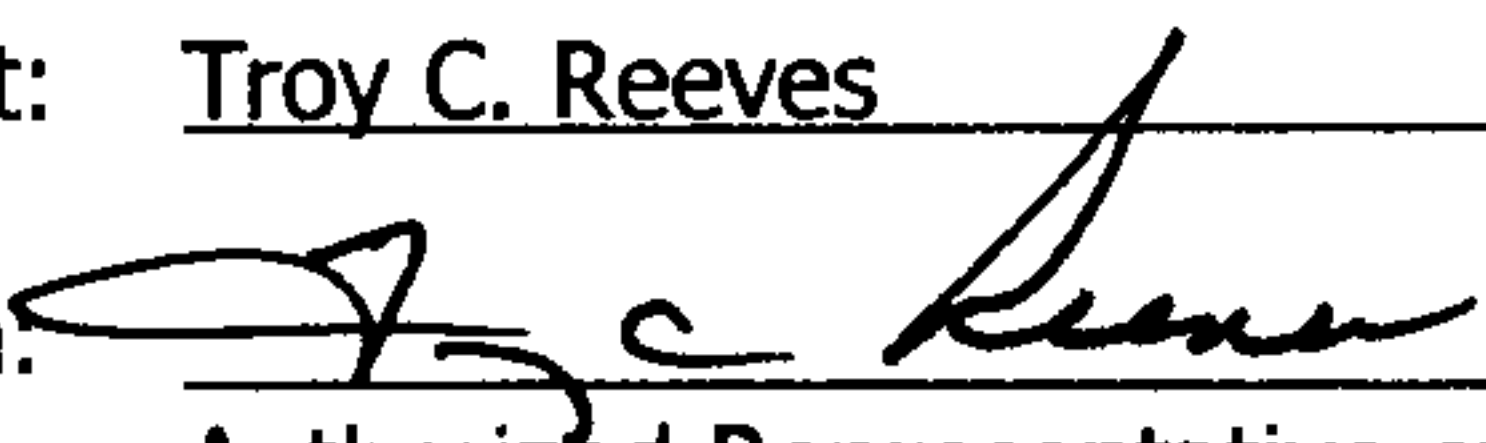
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: July 6, 2016

Print: Troy C. Reeves

Sign: 
Authorized Representative of Grantor

STATE OF ALABAMA

COUNTY OF SHELBY

Subscribed, and sworn to before me this 6th day of July, 2016.

Morgan B. Wallin Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
May 15, 2018

Form RT-1