

20180315000085540  
03/15/2018 02:08:30 PM  
DEEDS 1/4

CT-1802-12960

**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:

<b>Grantor's Name:</b>	<b>TBR, Inc.</b>	<b>Grantee's Name</b>	<b>D.R. Horton, Inc.-Birmingham</b>
<b>Mailing Address</b>	<b>5300 Cahaba River Rd, Ste. 200 Birmingham, Alabama 35243</b>	<b>Mailing Address:</b>	<b>2188 Parkway Lake Drive Hoover, Alabama 35244</b>
<b>Property Address:</b>	<b><u>Lots 1-10, 12-19, 28 and 29</u> <u>Adams Mill Subdivision</u> <u>Shelby County, Alabama</u></b>	<b>Date of Sale:</b>	<b><u>March 12, 2018</u></b>
		<b>Purchase Price:</b>	<b><u>\$990,000.00</u></b>

This Instrument Prepared By:  
Jack P. Russell, Esq.  
Hand Arendall Harrison Sale LLC  
1801 5th Ave. N., Ste. 400  
Birmingham, AL 35203  
205-324-4400

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that TBR, INC., an Alabama corporation ("Grantor"), for and in consideration of Nine Hundred and Ninety-Thousand and NO/100 Dollars (\$990,000.00) 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:

Lots 1-10, 12-19, 28 and 29 Adams Mill Subdivision Second Addition, according to the map or plat thereof recorded in Map Book 49, Page 4 in the Office of the Judge of Probate, Shelby County, Alabama.

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.

*{Remainder of Page Intentionally Left Blank}*

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 12<sup>th</sup> day of March, 2018.

TBR, INC., an Alabama corporation

By: [Signature]  
Name: Lauren Thornton  
Title: Vice President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Lauren Thornton, whose name as Vice President of TBR, INC., an Alabama corporation, 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 such instrument, s/he, as such Vice President and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal on this the 9<sup>th</sup> day of March, 2018.

{SEAL}

[Signature]  
NOTARY PUBLIC  
My Commission Expires June 14, 2018

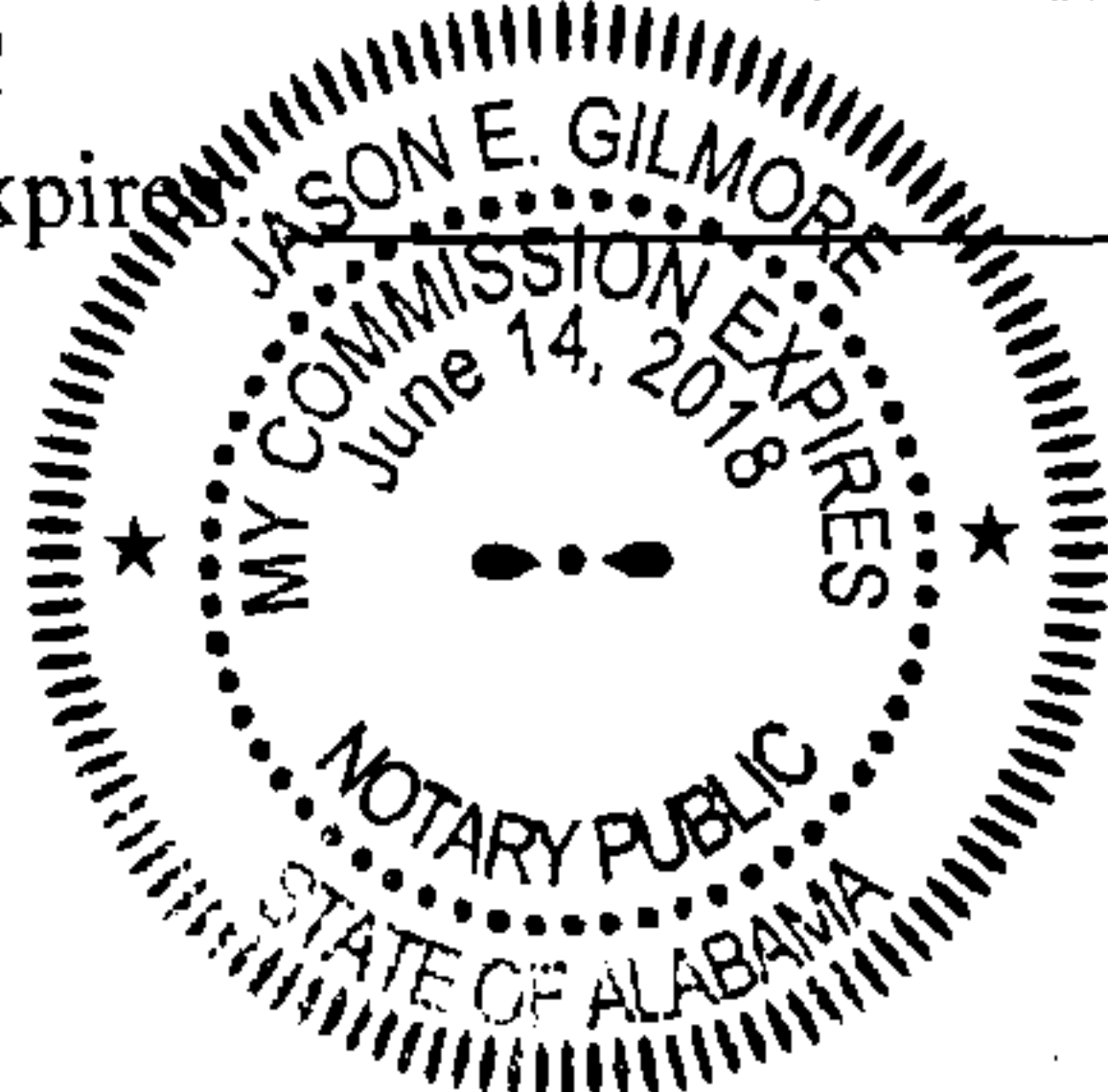
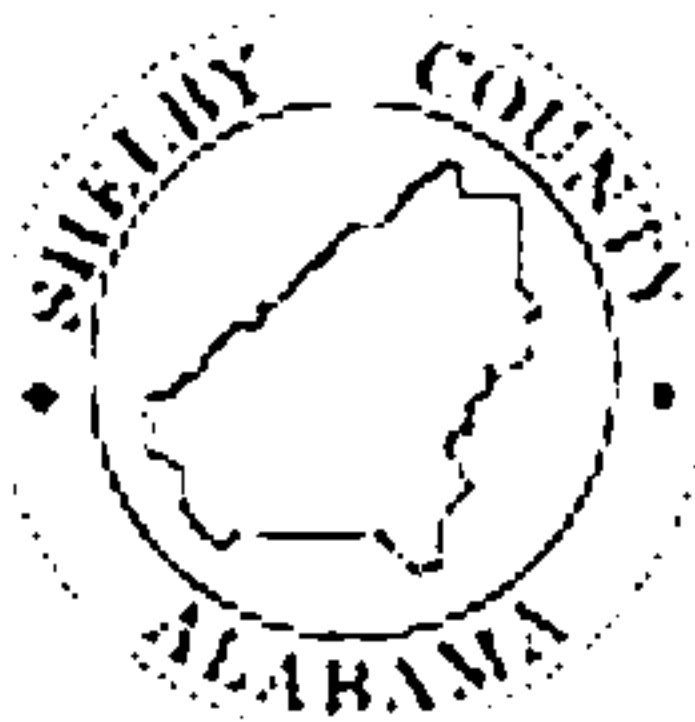


Exhibit A to Statutory Warranty Deed  
The Permitted Exceptions

1. Taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, or under the Land.
3. Building setback lines, easement, and all other matters, as set out on Plat of Adams Mill Subdivision First Addition recorded in Map Book 49, Page 4, in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants, conditions, and restrictions recorded as Instrument #20180131000033170, in the Probate Office of Shelby County, Alabama.
5. Certificate of Formation of Adams Mill Owners Association, Inc., recorded as Instrument #20180131000033160, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded as Instrument #20100519000157210, in the Probate Office of Shelby County, Alabama (applies to Lots 1-7 only).
7. Easement granted to Alabama Power Company recorded as Instrument #20170810000288690, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/15/2018 02:08:30 PM  
\$1014.00 CHERRY  
20180315000085540

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.