

THIS INSTRUMENT PREPARED BY:

Phillip G. Stutts
Leitman, Siegal & Payne, PC
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, TL DEVELOPMENT, 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 313, 314, 315, 316, 317, 318 & 319, according to the Survey of The Reserve at Timberline Sector 4 Phase One, as recorded in Map Book 47, page 97 A & B, in the Probate Office of Shelby County, Alabama.

Lot 352, according to the Survey of The Reserve at Timberline, Sector 4, Phase Two as recorded in Map Book 48, page 25, 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 day of November, 2018.

GRANTOR:

TL DEVELOPMENT, LLC, an Alabama limited liability company

Title: Sole Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Delton L. Clayton, whose name as Sole Manager of TL DEVELOPMENT, 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 Sole Manager 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 1^{-1} day of November, 2018.

My Commission Expires: 10-11 20

Shelby Cnty Judge of Probate, AL 11/14/2018 10:59:09 AM FILED/CERT

EXHIBIT "A"

PERMITTED ENCUMBRANCES

- 1. All taxes for the year 2019 and subsequent years, not yet due and payable.
- 2. Building lines, easements and restrictions as shown on the Survey of The Reserve at Timberline Sector 4 Phase One, as recorded in Map Book 47, page 97 A & B, in the Probate Office of Shelby County, Alabama.
- 3. Building lines, easements and restrictions the Survey of The Reserve at Timberline Sector 4 Phase Two, as recorded in Map Book 48, page 25, in the Probate Office of Shelby County, Alabama.
- 4. Easement to South Central Bell as recorded in Real 168, page 563 and Real 257, page 174, in the Probate Office of Shelby County, Alabama.
- 5. Mineral and mining rights and rights incident thereto recorded in Deed Book 239, page 526; Deed Book 271, page 98; Real 34, page 917; Real 37, page 593 and Real 240, page 935, in the Probate Office of Shelby County, Alabama.
- Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2005020400057320, Instrument 2005020400057330 and Instrument 20170123000026570 in the Probate Office of Shelby County, Alabama.
- 7. Declaration of Protective Covenants as recorded in Instrument 20050329000141930; Supplementary Declaration to Protective Covenants as recorded in Instrument 20050909000467130; amended by that certain Amendment to Declaration of Protective Covenants for Timberline as recorded in Instrument 20070411000168210 and amended by that certain Supplementary Declaration to Declaration of Protective Covenants or Timberline as recorded in Instrument 20070924000447980; Amendment to Declaration as Instrument 20170619000214940 in the Probate Office of Shelby County, Alabama.
- 8. Powers and provisions as set out in the Articles of Incorporation of Timberline Residential Association Inc as recorded in Instrument 20050614000291190, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
- 9. Timberline Common Area Maintenance Agreement as recorded in Instrument 20080219000066740, in the Probate Office of Shelby County, Alabama.

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Oeal Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	TL Development, LLC	Grantee's Name	D.R. Horton, Inc Birmingham
Mailing Address	100 Applegate Court	Mailing Address	2188 Parkway Lake Drive
	Pelham, Alabama 35214		Hoover, Alabama 35244
Property Address	Lots 313-319 & 352	Date of Sale	November 8, 2018
	Timberline Subdivision	Total Purchase Price	\$ 284,000.00
	Calera, Alabama 35040	or	
	(unimproved residential lots)	Actual Value	\$
		Or .	The state of the s
		Assessor's Market Va	lue \$
(check one) (Recording Sales Contractions) Sales Contractions X Closing State If the conveyance	rdation of documentary evidence is	not required) Appraisal Other	the following documentary evidence: 20181114000402240 4/4 \$308.00 Shelby Cnty Judge of Probate, AL 11/14/2018 10:59:09 AM FILED/CERT quired information referenced above,
Grantor's name and r mailing address.		nstructions the person or persons conve	eying interest to property and their current
Grantee's name and m	nailing 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 c	onveyed, if available.	
Date of Sale - the date	e on which interest to the property was co	onveyed.	
Total purchase price instrument offered for	- the total amount paid for the purch record.	ase of the property, both	real and personal, being conveyed by the
Actual value - if the instrument offered formarket value.	property is not being sold, the true variety is not being sold, the property is not being sold, the property is not be evidenced by an interest is not being sold.	alue of the property, both appraisal conducted by a li	real and personal, being conveyed by the icensed appraiser or the assessor's current
the property as deter		the responsibility of valuing	et value, excluding current use valuation, of property for property tax purposes will be
I attest, to the best understand that any f 1975 § 40-22-1 (h).	of my knowledge and belief that the in alse statements claimed on this form m	nformation contained in this ay result in the imposition o	document is true and accurate. I further f the penalty indicated in <u>Code of Alabama</u>
Date: November_	74, 2018	Print: <u>Delton L</u>	. Clayton
	Shelby County, AL 11/14/2018 State of Alabama Deed Tax:\$284.00	Sign: Sole Man	ager of
CTATE: OE ALADARA			Elevie Elevie
STATE OF ALABAMA COUNTY OF SOUND	$oldsymbol{\wedge}$		
		y of November, 2018.	
Outle	Notary Public	A SI MARCHINGI, WOTO.	
My Commission Exp			To the second se
			Form RT-1
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