

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:	TBR, 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 11, 30, 31, and 32 Adams Mill Subdivision Shelby County, AL	Date of Sale:	November 30, 2018
		Purchase Price:	\$198,000.00

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
421-172800912L2

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 One Hundred, Ninety-Eight Thousand and NO/100 Dollars (\$198,000.00) 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 11, 30, 31 and 32, 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 of 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 30th day of November, 2018.

TBR, INC., an Alabama corporation


By: [Signature]
Name: Lauren E. 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, she, 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 29th day of November, 2018.

{SEAL}

[Signature]
NOTARY PUBLIC
My Commission Expires


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Exhibit A to Statutory Warranty Deed
The Permitted Exceptions

1. Taxes for the year 2019 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 set back line(s), easement(s), and other matters as set forth on plat of subdivision as recorded in Map Book 49, Page 4 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Covenants, conditions, and restrictions as set forth in instrument number 20180131000033170 as recorded in the Office of the Judge of Probate of Shelby County, Alabama, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
5. Subject to the Articles of Incorporation of Adams Mill Owners Association, Inc in instrument number 20180131000033160 as recorded in the Office of the Judge of Probate of Shelby County, Alabama, together with bylaws and any and all rules and regulations implemented by the Association.
6. Grant of Land Easement with Restrictions to Alabama Power Company as recorded in Document 20170810000288690 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2018 08:47:39 AM
\$222.00 CHERRY
20181203000421560

Allie S. Bezel