



20190627000228300 1/4 \$64.00  
Shelby Cnty Judge of Probate, AL  
06/27/2019 12:22:58 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Sarah Payne Thomson  
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:

Lot 327, 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.

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

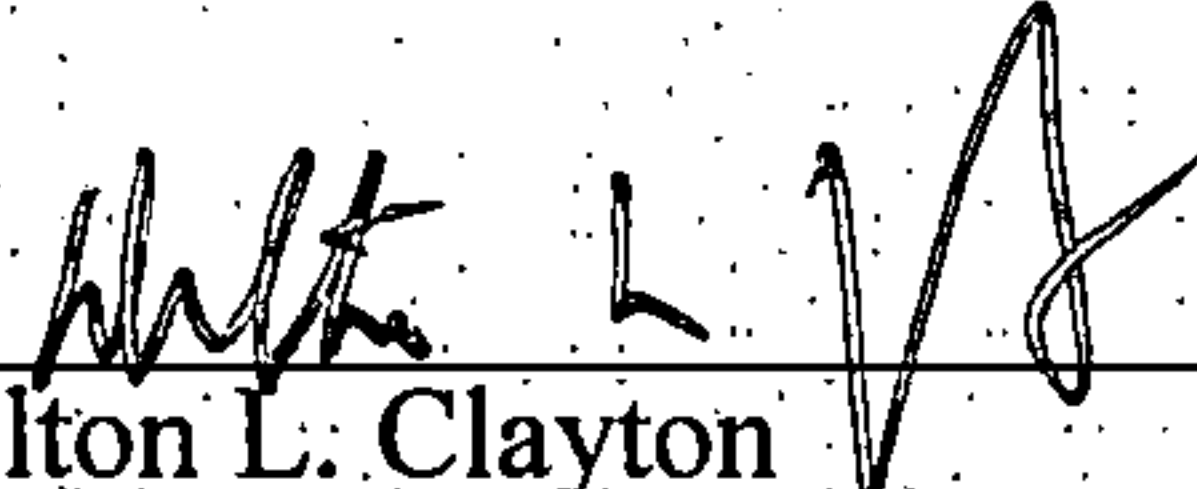
TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 17<sup>th</sup> day of June, 2019.

**GRANTOR:**

**TL DEVELOPMENT, LLC,**  
an Alabama limited liability company

By:

  
Delton L. Clayton

Title: Sole Manager

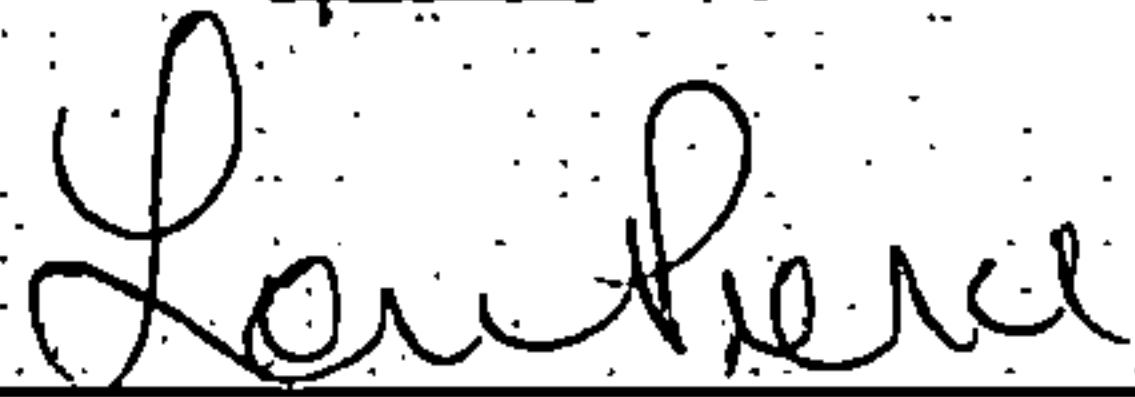
STATE OF ALABAMA )

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 17<sup>th</sup> day of June, 2019.





Notary Public

My Commission Expires: 10-11-20




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## **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. 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.
4. 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.
5. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2005020400057320, Instrument 20050204000057330 and Instrument 20170123000026570 in the Probate Office of Shelby County, Alabama.
6. 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.
7. 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.
8. Timberline Common Area Maintenance Agreement as recorded in Instrument 20080219000066740, 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 TL Development, LLC  
Mailing Address 100 Applegate Court  
Pelham, Alabama 35214

Grantee's Name D.R. Horton, Inc. - Birmingham  
Mailing Address 2188 Parkway Lake Drive  
Hoover, Alabama 35244


Property Address Lot 327  
Timberline Subdivision  
Calera, Alabama 35040  
(unimproved residential lots)

Date of Sale June 20, 2019  
Total Purchase Price \$ 40,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

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: June 17<sup>th</sup>, 2019

Shelby County, AL 06/27/2019  
State of Alabama  
Deed Tax: \$40.00

Print: Delton L. Clayton

Sign: 

Sole Manager of Grantor

STATE OF ALABAMA

COUNTY OF Shelby

Subscribed, and sworn to before me this 17<sup>th</sup> day of June, 2019.

 Notary Public

My Commission Expires: 10-11-20



Form RT-1