

**THIS INSTRUMENT PREPARED BY:**

Sarah P. Thomson  
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, AL 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), in hand paid and other good and valuable consideration to the undersigned grantor, **MALLARD LANDING DEVELOPMENT, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, 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 23, 24, 25, 26, 27, 28, 29, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, according to the Survey of Mallard Landing, Phase I as recorded in Map Book 51, page 64A, 64B, 64C, 64D, 64E & 64F, 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 the 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 24<sup>th</sup> day of October, 2019.

**GRANTOR:**

**MALLARD LANDING DEVELOPMENT, LLC,**  
an Alabama limited liability company

By: \_\_\_\_\_

Jason E. Spinks

Title: Managing Member

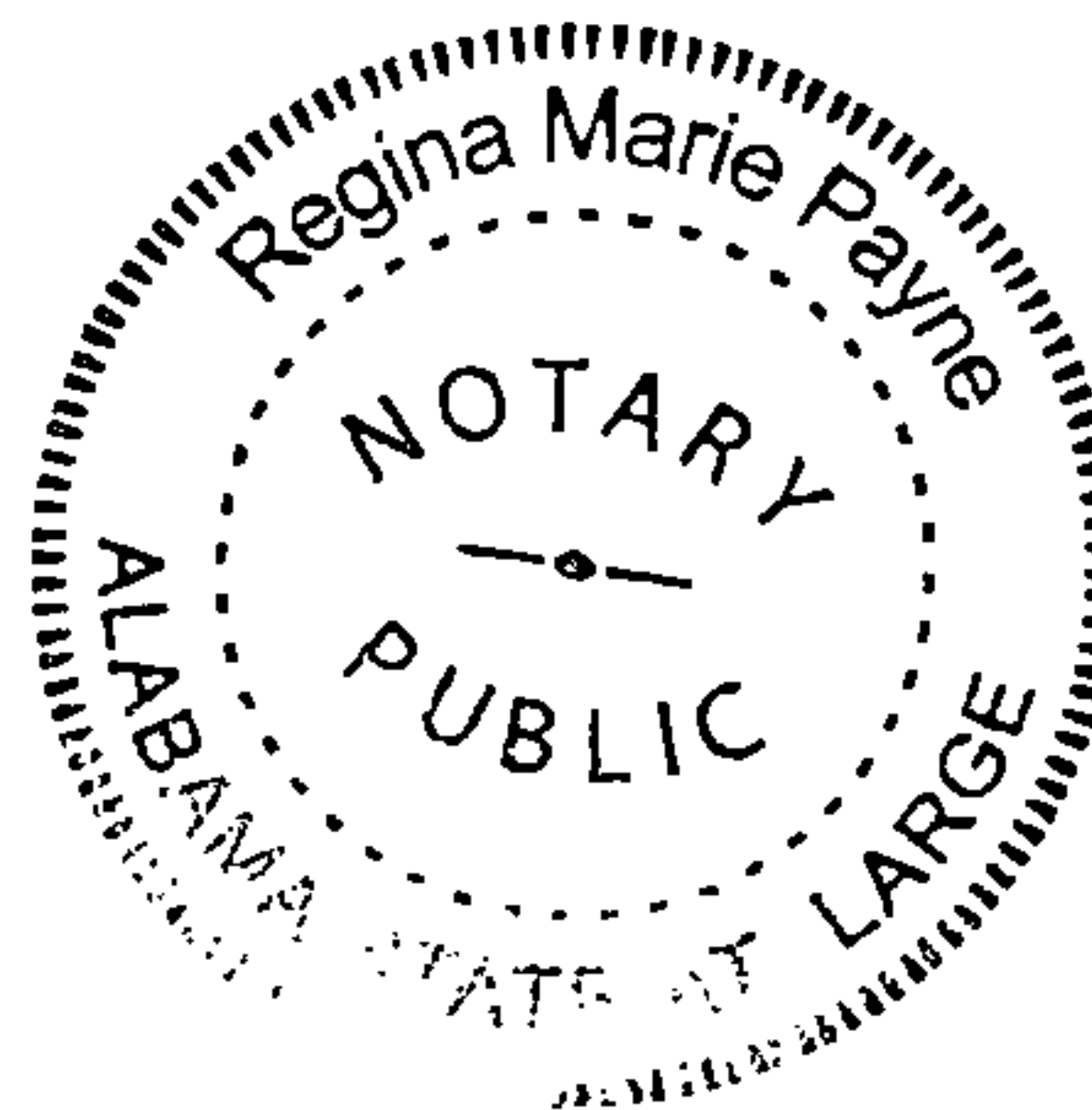
STATE OF ALABAMA      )

COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jason E. Spinks, whose name as Managing Member of **MALLARD LANDING 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, as such officer 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 24<sup>th</sup> day of October, 2019.

Regina Marie Payne  
Notary Public  
My Commission Expires: 4-6-22



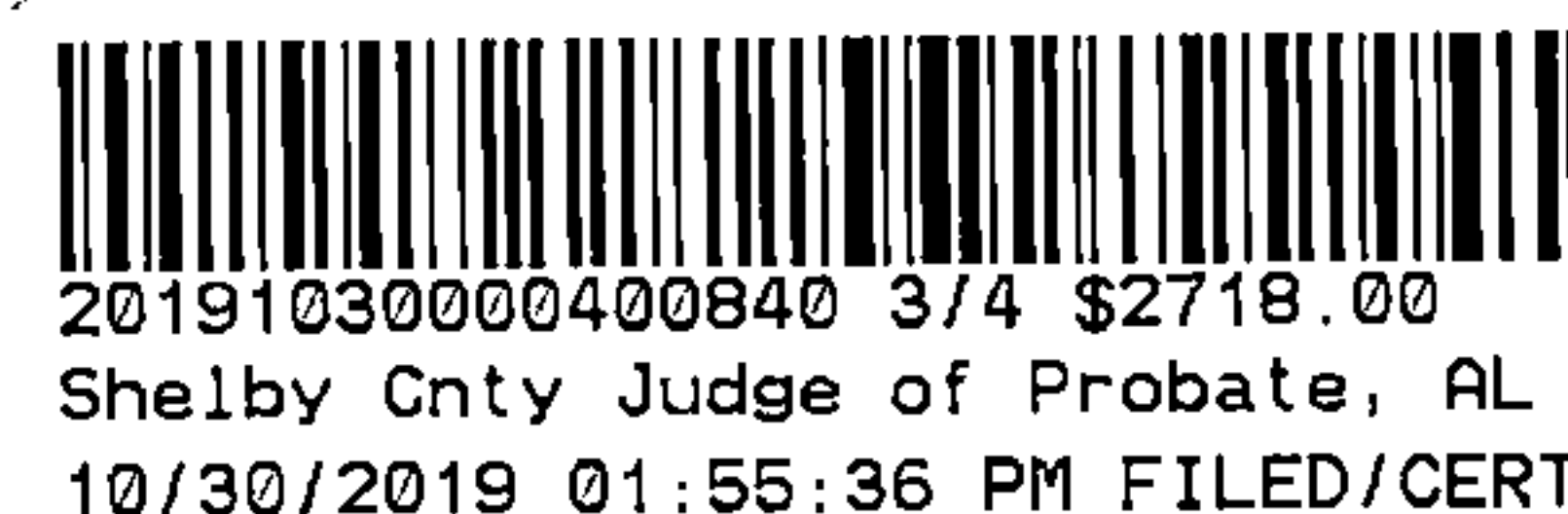
20191030000400840 2/4 \$2718.00  
Shelby Cnty Judge of Probate, AL  
10/30/2019 01:55:36 PM FILED/CERT



## **EXHIBIT "A"**

### **PERMITTED ENCUMBRANCES**

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Right of way to Southern Natural Gas, recorded in Deed Volume 90, page 431, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 57, page 373 in the Probate Office of Shelby County, Alabama.
4. Water Drainage Easement recorded in Instrument 20050920000486550 in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Deed Volume 211, page 607, in the Probate Office of Shelby County, Alabama.
6. Right of way to Southern Natural Gas Company, recorded in Deed Volume 90, page 47, in the Probate Office of Shelby County, Alabama.
7. Transmission line permit to Alabama Power Company, recorded in Deed Volume 124, page 543, in the Probate Office of Shelby County, Alabama.
8. Easement to Alabama Power Company recorded in Instrument 20161013000376800; Instrument 20161117000422770; Instrument 20161013000376790, corrected in Instrument 20171120000419370, Instrument 20161117000422780, Instrument 20171120000419380 and Instrument 20180525000182950, in the Probate Office of Shelby County, Alabama.
9. Declaration of Protective Covenants recorded in Instrument 20191007000369270, in the Probate Office of Shelby County, Alabama.
10. Articles of Incorporation of Mallard Landing Residential Association, Inc., recorded in Instrument 20191007000369260, in the Probate office of Shelby County, Alabama.



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Mallard Landing Development, LLC  
Mailing Address 3360 Davey Allison Blvd  
Hueytown, Al 35023

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

Property Address Undeveloped lots in Alabaster,  
Shelby County, Alabama

Date of Sale October 24, 2019  
Total Purchase Price \$ 2,686,950.00

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

Shelby County, AL 10/30/2019  
State of Alabama  
Deed Tax: \$2687.00

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: October 24, 2019

**MALLARD LANDING DEVELOPMENT, LLC,**  
an Alabama limited liability company

By: \_\_\_\_\_

Title: \_\_\_\_\_

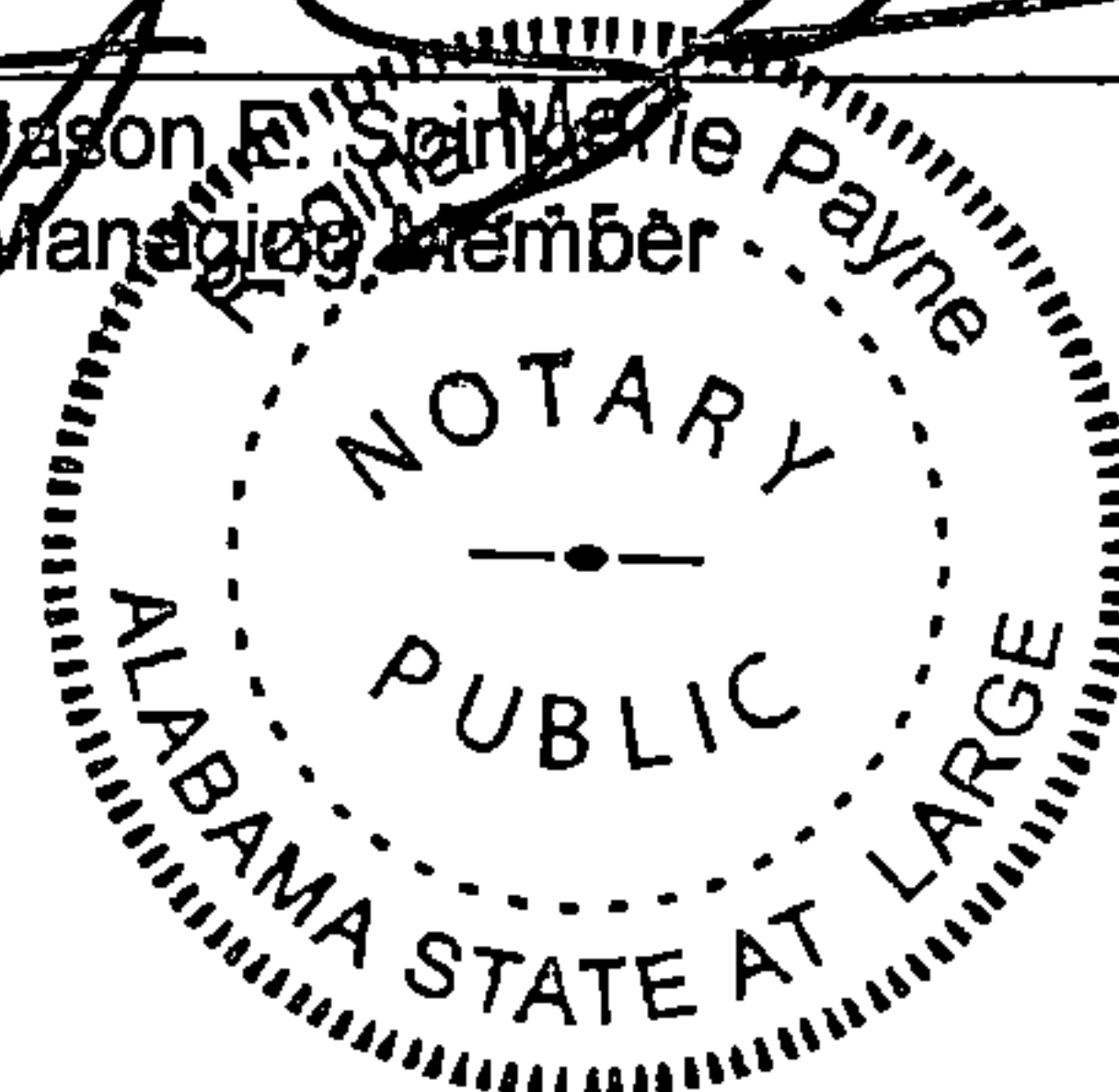
Jason E. Spivey  
Managing Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Subscribed, and sworn to before me this 24<sup>th</sup> day of October, 2019.

Regina Marie Payne Notary Public

My Commission Expires: 4-6-22



Form RT-1