

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 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 203, 206, 207, 208, 209, 210, 237, 238, 239 and 240, according to the Final Plat Map of Timberline Phase 5 Sector 1, as recorded in Map Book 51, page 88, 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.

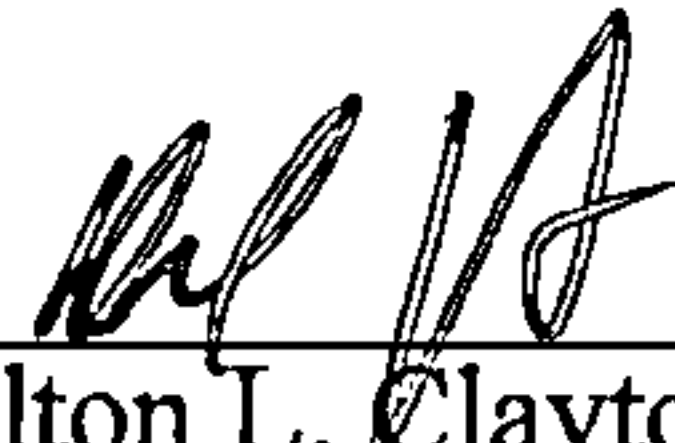

20191203000446420 1/4 \$911.00
Shelby Cnty Judge of Probate, AL
12/03/2019 12:16:29 PM FILED/CERT

Shelby County, AL 12/03/2019
State of Alabama
Deed Tax: \$880.00

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 21st day of November, 2019.

GRANTOR:

TL DEVELOPMENT, LLC,
an Alabama limited liability company

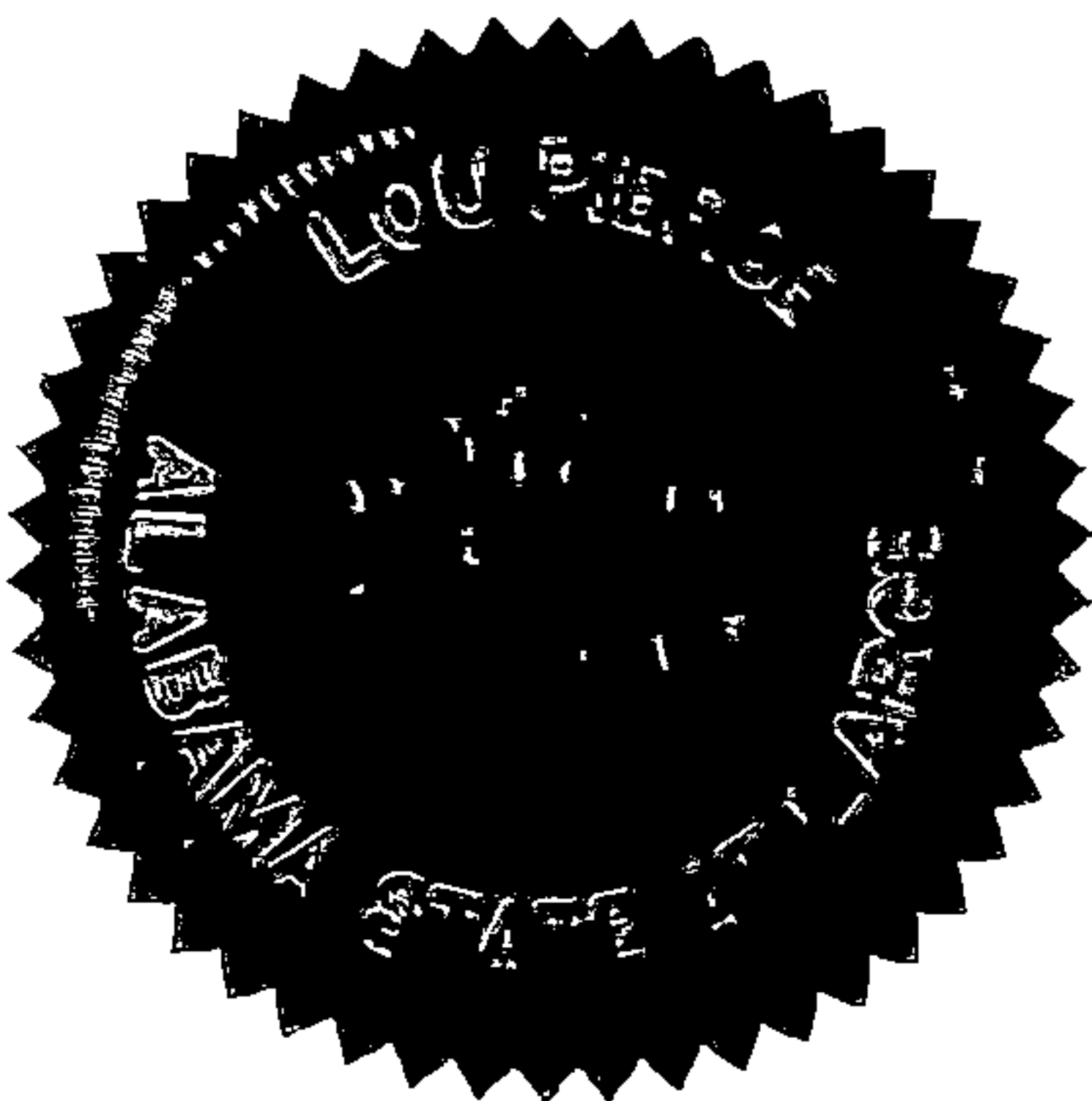
By: 
Delton L. Clayton
Title: Sole Manager


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 21st day of November, 2019.




Notary Public
My Commission Expires: 10-11-20

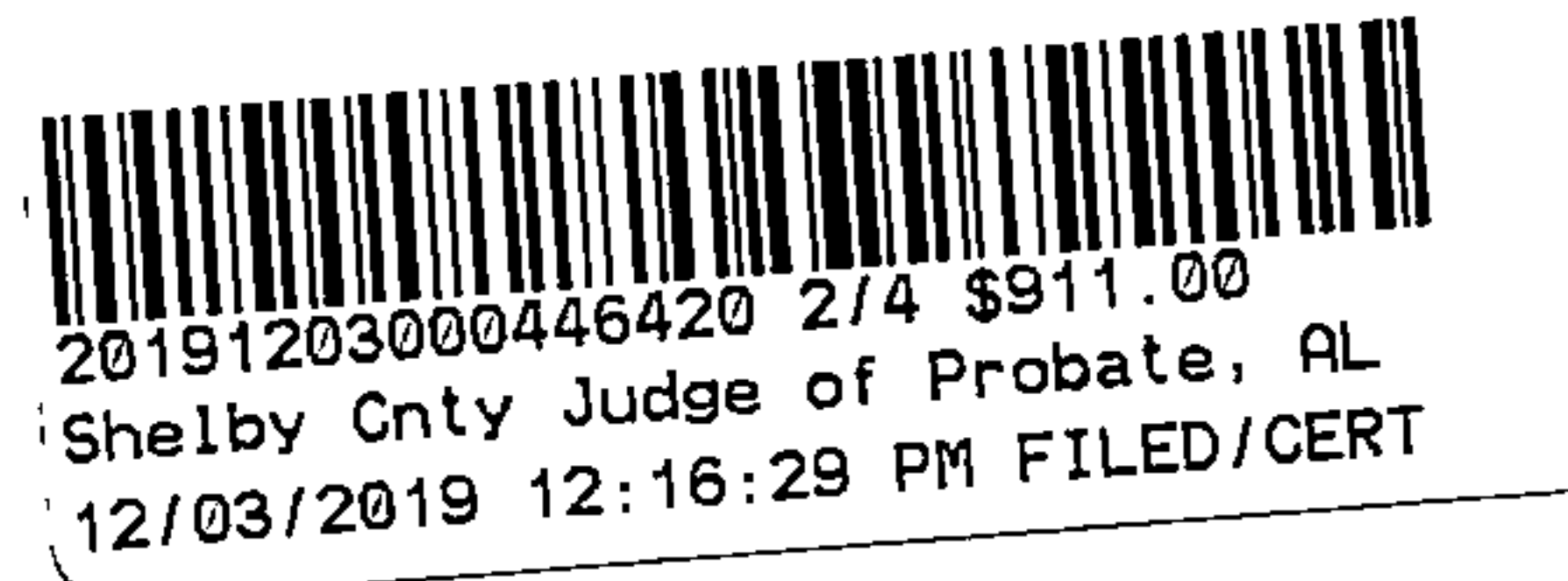
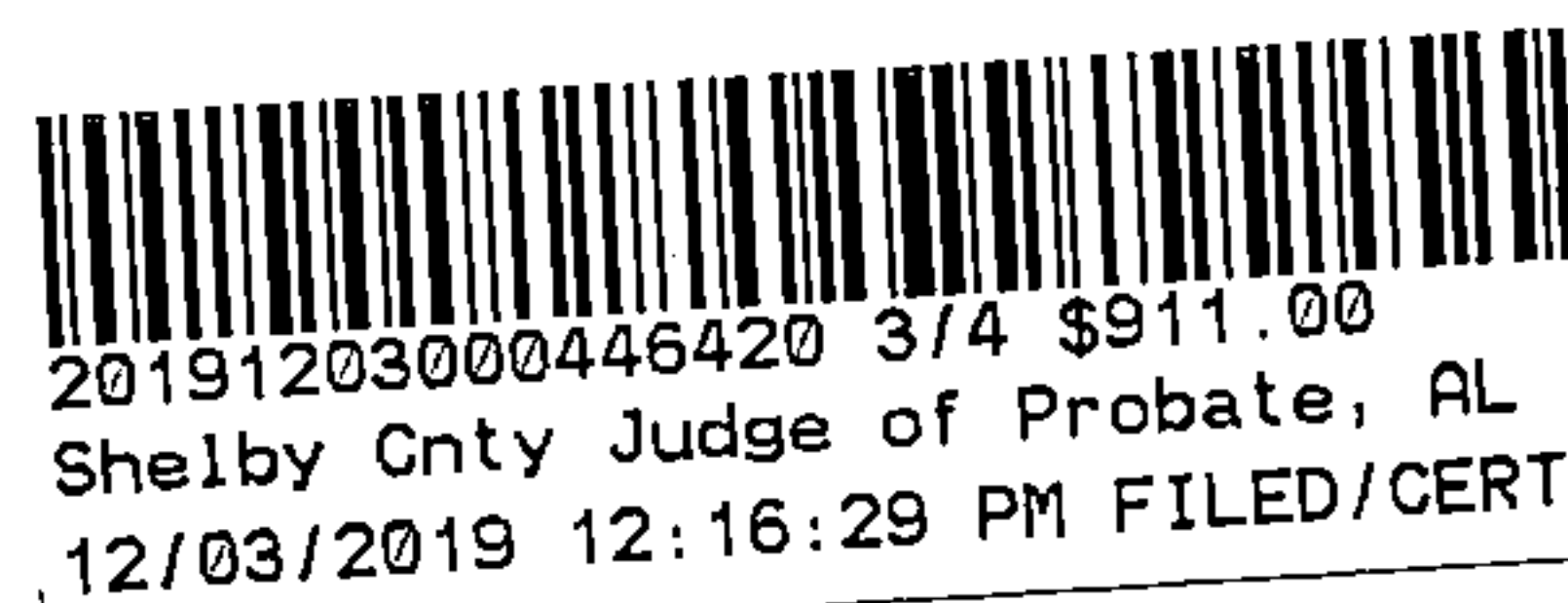


EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2020 and subsequent years, not yet due and payable.
2. Building lines, easements and restrictions as shown on the Final Plat Map of Timberline Phase 5 Sector 1, as recorded in Map Book 51, page 88, in the Probate Office of Shelby County, Alabama.
3. Less and except any part of the subject property lying within a road right of way or railroad or railroad right of way.
4. Transmission line permit to Alabama Power Company, recorded in Deed Volume 139, page 578, in the Probate Office of Shelby County, Alabama.
5. Easement to South Central Bell as recorded in Shelby Real 168, page 563, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Deed Book 2002, page 6355 and Instrument 20190515000164630, in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Real 34, page 130; Real 271, page 918; Real 34, page 917; corrected in Real 240, page 935 and in Instrument 1995-18935, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, Alabama, recorded in Deed Volume 234, page 628 and Deed Volume 233, page 801, in the Probate Office of Shelby County, Alabama.
9. Terms and conditions of the unrecorded Railroad Crossing Permit dated August 21, 2001 by and between Heart of Dixie Railroad Museum, LLC and Golf Course Realty Development, LLC commemorated by the Memorandum of Railroad Crossing Permit dated August 21, 2001 recorded as Instrument 2001-40363, as assigned to Timberline Golf Club, LLC by Instrument 20031202000780030 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 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 Lots 101-110, 203, 206-210 and
237-240
Timberline Subdivision
Calera, Alabama 35040
(unimproved residential lots)

Date of Sale November 22, 2019
Total Purchase Price \$ 880,000.00
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

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: November 21st, 2019

Print: Delton L. Clayton
Sign: [Signature]
Sole Manager of Grantor

STATE OF ALABAMA
COUNTY OF Shelby
Subscribed, and sworn to before me this 21st day of November, 2019.
[Signature] Notary Public
My Commission Expires: 10-11-20



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