

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:	Timberline Development, LLC	Grantee's Name:	D.R. Horton, Inc.-Birmingham
Mailing Address:	100 Applegate Court Pelham, AL 35214	Mailing Address:	2188 Parkway Lake Drive Hoover, AL 35244
Property Address:	<u>Lots 3, 4, 5, 6 & 8, The Reserve at Timberline, as recorded in Map Book 34, Page 117</u>	Date of Sale:	<u>July 8, 2021</u>
		Purchase Price:	<u>\$225,000.00</u>

This Instrument Prepared By:

Kelly Thrasher Fox, Esq.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Suite 400
Birmingham, AL 35203
(205) 324-4400

421-192800995L2

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **TIMBERLINE DEVELOPMENT LLC**, an Alabama limited liability company ("Grantor"), for and in consideration of \$225,000.00 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 **GRANTS, BARGAINS, SELLS** and **CONVEYS** unto Grantee the following described real property lying and being situated in Shelby County, Alabama (the "Property"), to-wit:

Lots 3, 4, 5, 6, and 8, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, page 117, in the Probate Office 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 the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, 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.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 8th day of July, 2021.

TIMBERLINE DEVELOPMENT, LLC, an Alabama limited liability company

By: *Delton L Clayton*
Delton L. Clayton
As Its Manager

STATE OF ALABAMA
COUNTY OF *Shelby*

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Delton L. Clayton, whose name as Manager of Timberline Development, LLC, an Alabama limited liability company, 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, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the *8th* day of *July*, 2021.

{SEAL}



Lou Pierce
NOTARY PUBLIC
My Commission Expires: *10-21-24*

Exhibit A to Warranty Deed
The Permitted Exceptions

1. Taxes for the year 2021 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, limestone, and gravel in, on, and under subject property.
3. Building set back line(s), easement(s), and other matters as set forth on plat of subdivision as recorded in Map Book 34, page 117.
4. Covenants, conditions, and restrictions as set forth in instrument recorded Document Number 20050329000141930; Document Number 20050909000467130; Document Number 20070411000168210; Document Number 20070924000447980; Document Number 20170619000214940; Document Number 20200601000220030; and Document Number 20210108000014000.
5. Subject to the Articles of Incorporation of Timberline Residential Owner's Association, Inc. in Instrument 20050614000291190 and Instrument 20100326000089020.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real 34, page 917; Real 37, page 593; and Real 240, page 935.
7. Right of Way granted to Alabama Power Company by Instrument recorded at Instrument No. 20050204000057330.
8. 25' Ingress, Egress and Utility Easement as shown on Plat recorded in Map Book 34, Page 117. (Lot 3 only)



Brittani S. Bayl