

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:	Thornton Holdings, LLC	Grantee's Name	D.R. Horton, Inc.-Birmingham
Mailing Address	2 Office Park Circle STE 110 Mountain Brook, AL 35233	Mailing Address:	2188 Parkway Lake Drive Hoover, AL 35244
Property Address:	Oak Tree Dr., Chelsea, AL PB 57, PG 32A&B	Date of Sale:	01/26/23
Property Tax Parcel ID No.	09 9 29 0 001 006.000	Purchase Price:	\$3,685,000

THIS INSTRUMENT PREPARED BY:

Kelly Thrasher Fox, Esq.
Hand Arendall Harrison Sale LLC
1801 Fifth Avenue North, Suite 400
Birmingham, AL 35203
205-502-0122

423-225000324

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS **Thornton Holdings, LLC**, an Alabama limited liability company ("Grantor"), for and in consideration of the purchase price set forth above 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 1 THROUGH 55 INCLUSIVE, TOGETHER WITH COMMON BUFFER AREA A AND COMMON BUFFER AREA B, OF OAK TREE SUBDIVISION, RECORDED AT MAP BOOK 57, PAGES 32A AND 32B, IN THE OFFICE OF THE JUDGE OF PROBATE, 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.

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 January 26, 2023.

Thornton Holdings, LLC, an Alabama limited liability company

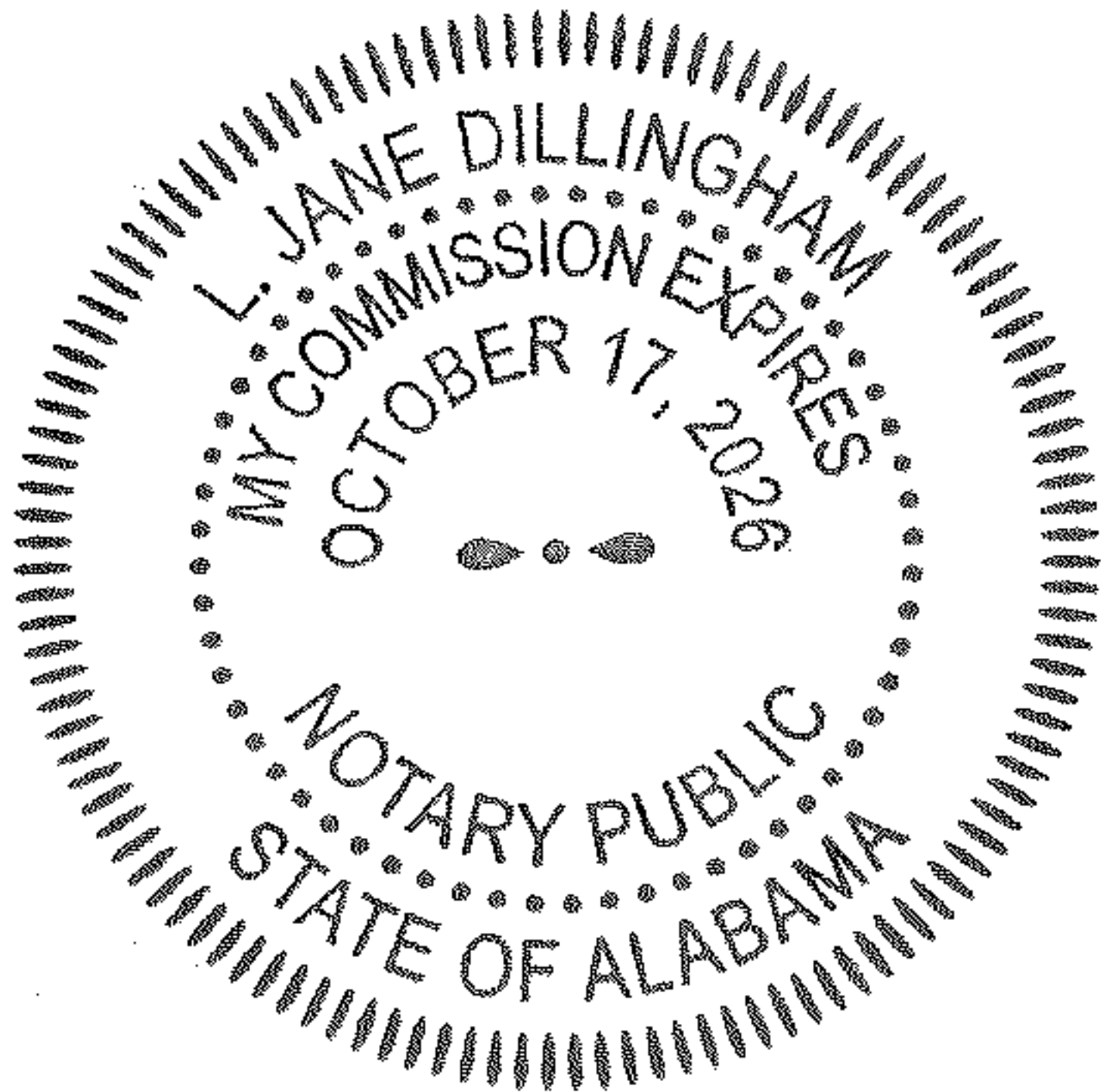
By: [Signature]
Name: WILLIAM L. THORNTON IV
Title: MANAGER

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that William L. Thornton IV, whose name as Manager of **Thornton Holdings, 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, s/he, as such Manager and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal on this the 24 day of January, 2023.

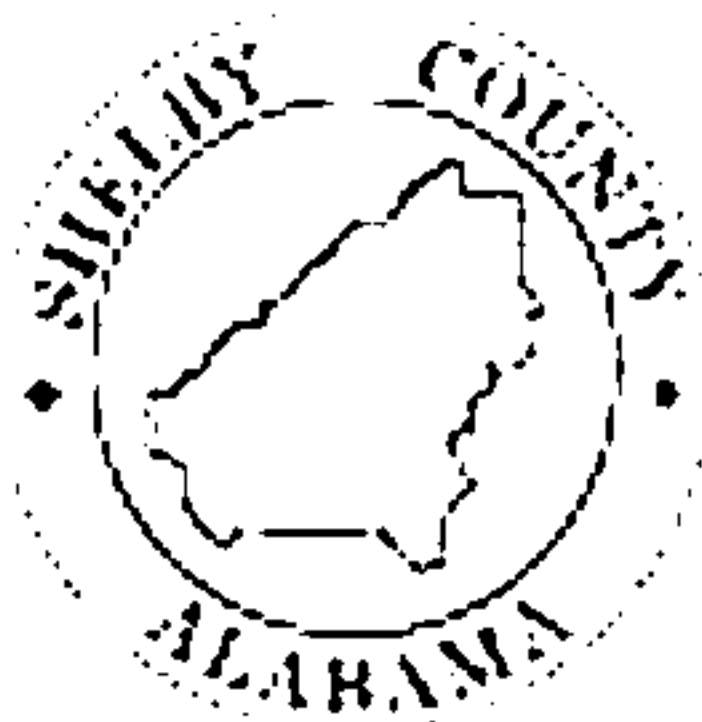
{SEAL}



[Signature]
NOTARY PUBLIC
My Commission Expires: 10/17/26

Exhibit A to Statutory Warranty Deed
The Permitted Exceptions

1. General and special taxes for the current year and subsequent years.
2. Any prior reservation or conveyance, together with the release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on or under subject property.
3. Building setback lines, easements, notes and/or restrictions as shown on subdivision plat recorded in Map Book 57 at Pages 32A and 32B.
4. Grant of Easement for Underground Facilities within a Subdivision granted to Alabama Power Company recorded in Instrument 20221123000431740, in the Probate Office of Shelby County, Alabama.
5. Easement-Distribution Facilities granted to Alabama Power Company recorded in Instrument 20220415000156500, in the Probate Office of Shelby County, Alabama.
6. Easement recorded in Volume 113, Page 343, in the Probate Office of Shelby County, Alabama. (Lots 1, 49, 50, 51, 52, 53, 54 and 55 only)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2023 07:59:19 AM
\$3713.00 JOANN
20230130000023300

Allen S. Bayl