

**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:

|                          |   |                         |   |
|--------------------------|---|-------------------------|---|
| <b>Grantor's Name:</b>   | D.R. Horton, Inc. - Birmingham                                  | <b>Grantee's Name:</b>  | DHIR – Birmingham I, LLC                  |
| <b>Mailing Address</b>   | 2188 Parkway Lake Drive<br>Hoover, AL 35244                     | <b>Mailing Address:</b> | 1341 Horton Circle<br>Arlington, TX 76011 |
| <b>Property Address:</b> | Oak Tree Subdivision, Chelsea, AL<br>Lot 1 – 1000 Oak Tree BLVD | <b>Date of Sale:</b>    | 04/07/2023                                |
|                          |   | <b>Purchase Price:</b>  | \$210,166.17                              |

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 - OAK Tree IR

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that D.R. Horton, Inc. - Birmingham, an Alabama corporation ("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 DHIR – Birmingham I, LLC, a Delaware limited liability company ("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 (the "Property"):

Lots 1, shown on that certain plat of subdivision for OAK TREE SUBDIVISION, recorded at MAP BOOK 57, PAGES 32A AND 32B, in the Office of the Judge of Probate of Shelby County, Alabama.

The conveyance of the Property made hereby is made SUBJECT TO and there is excepted from the warranty hereof, the lien for current ad valorem taxes, which taxes Grantee assumes and agrees to pay, along with ad valorem taxes for subsequent years, when due, any matters that would be shown by a current and accurate survey of the Property, all matters of public record, and any zoning or subdivision laws, regulations, requirements or ordinances affecting the Property.

AND the Grantor, for Grantor and no others, hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the 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 the date set forth above, although executed on the date set forth in the acknowledgement below.

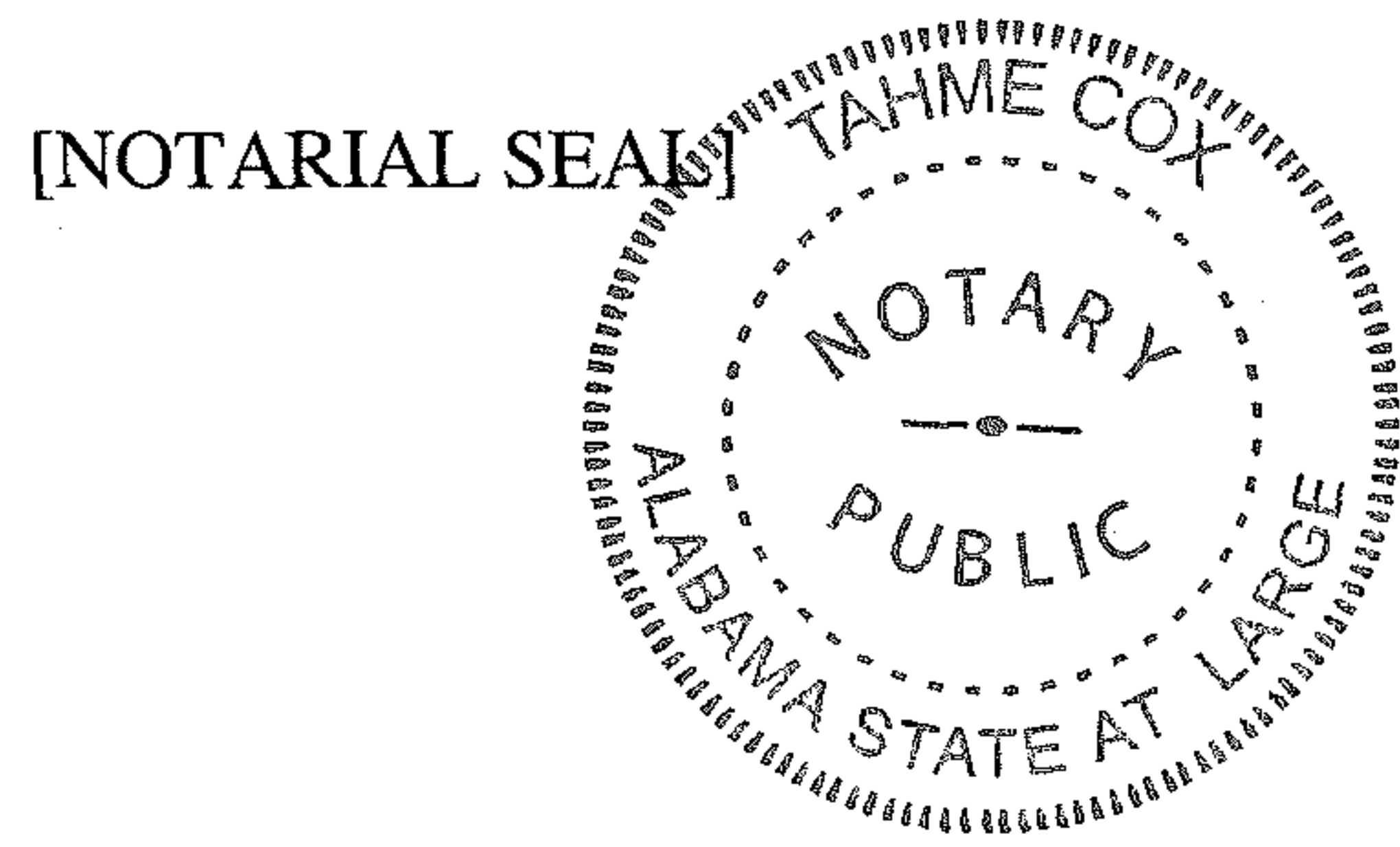
D.R. Horton, Inc. – Birmingham, an Alabama corporation


By:   
Julia L. Antee, As Its Assistant Secretary

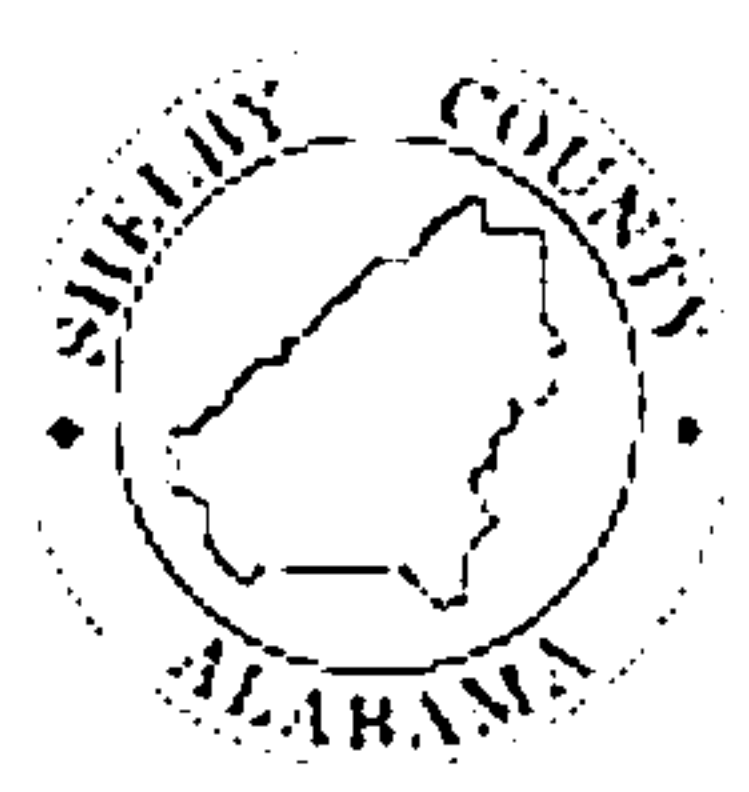
STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Julia L. Antee, whose name as Assistant Secretary of D.R. Horton, Inc. – Birmingham, an Alabama corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 13<sup>th</sup> day of April, 2023.



  
Notary Public  
My Commission Expires: 8-21-2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/21/2023 12:42:36 PM  
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