

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:	D.R. Horton, Inc. - Birmingham	Grantee's Name:	DHIR – Birmingham I, LLC
Mailing Address	2188 Parkway Lake Drive Hoover, AL 35244	Mailing Address:	1341 Horton Circle Arlington, TX 76011
Property Address:	Oak Tree Subdivision, Chelsea, AL Lot 2 – 1004 Oak Tree BLVD Lot 3 – 1008 Oak Tree BLVD Lot 5 – 1016 Oak Tree BLVD	Date of Sale:	05/18/2023
		Purchase Price:	\$717,348.93 \$248,391.26 \$234,394.90 \$234,562.77

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 2R

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 2, 3, AND 5 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.

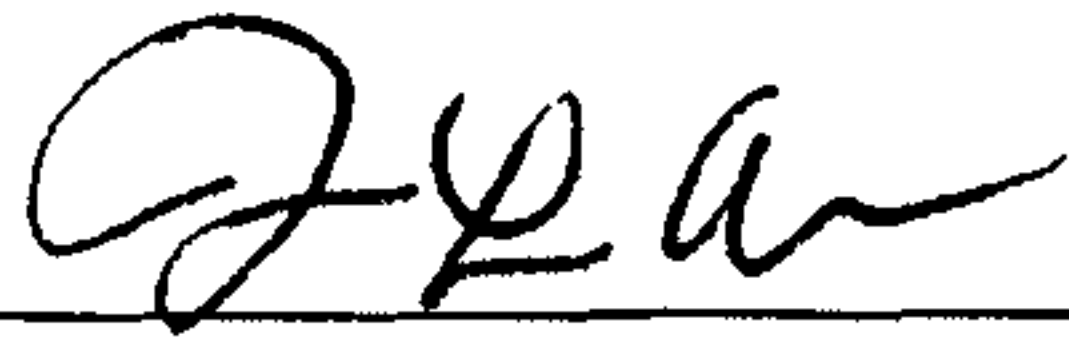
Subsurface Resources through or in the surface of the Property or the upper five hundred (500) feet of the subsurface of the Property.

TO HAVE AND TO HOLD the Conveyed Rights, with all rights, privileges and appurtenances thereunto belonging, if any, to Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the Conveyed Rights. Furthermore, this conveyance is made subject to any and all matters of record in the county in which the Property is situated, including, without limitation, all prior reservations and conveyances of minerals, royalties, groundwater and other interests affecting all or any part of the Subsurface Resources, to the extent the same are valid and subsisting and affect the Subsurface Resources.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer to be effective as of May 23, 2023.

D.R. HORTON, INC. – BIRMINGHAM,
an Alabama corporation

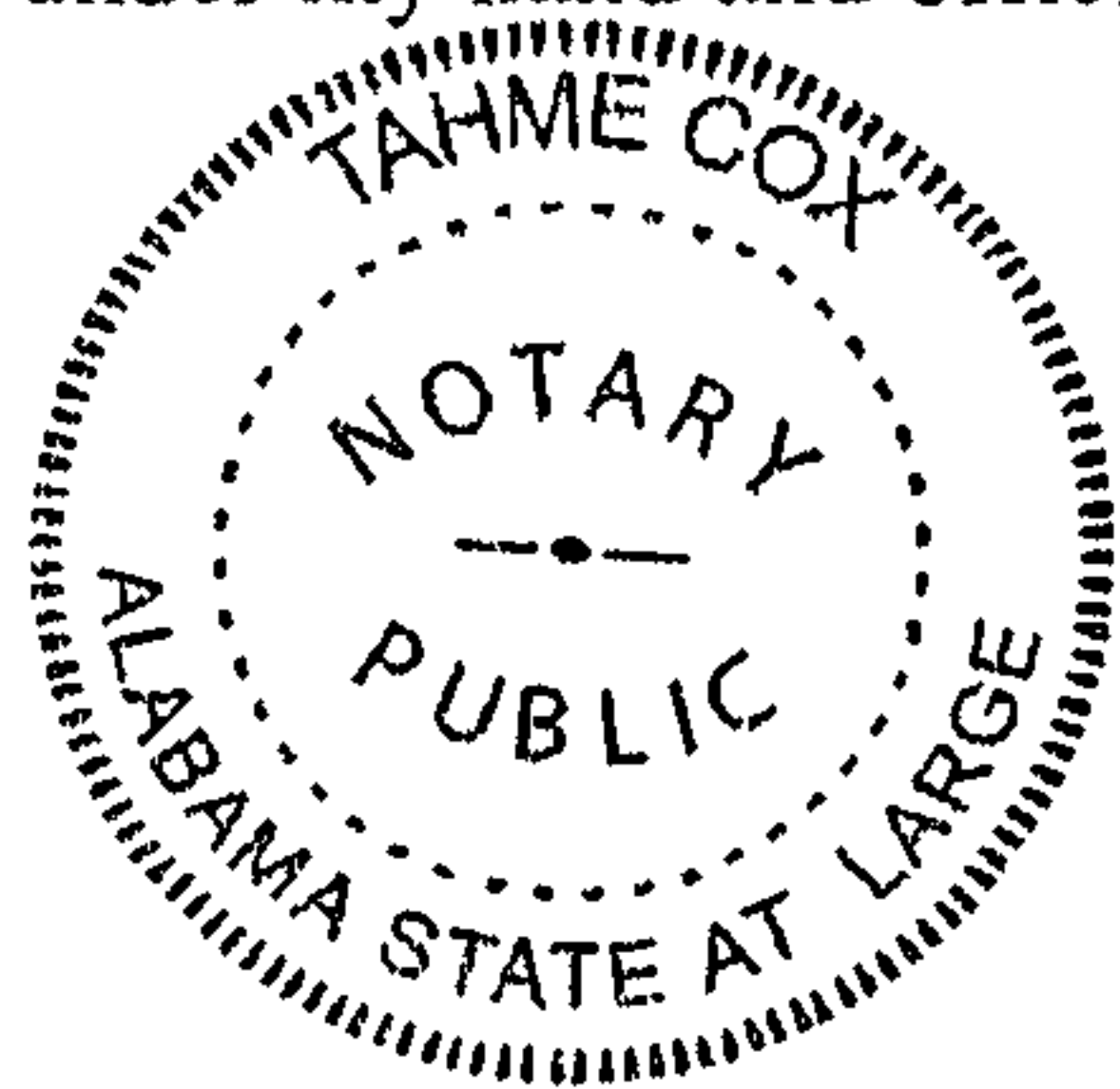
By: 
Julia L. Antee
As Its Assistant Secretary

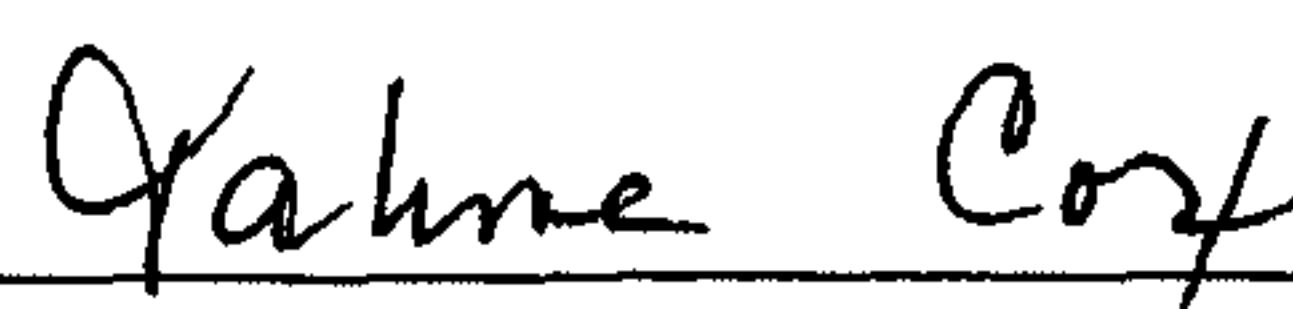
STATE OF ALABAMA
COUNTY OF Shelby

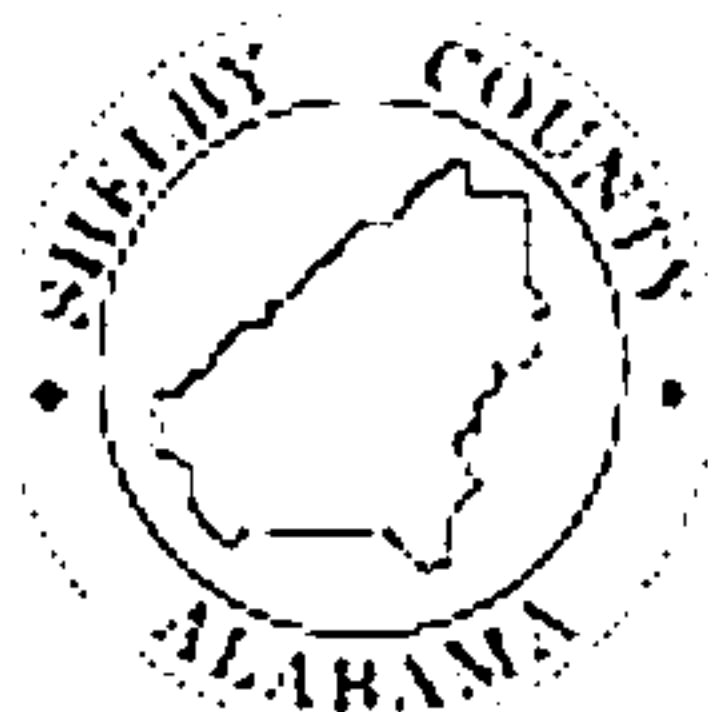
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julia L. Antee, whose name as Assistant Secretary of D.R. Horton, Inc. - Birmingham, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer, executed the same voluntarily and with full authority for and as the act of said corporation.

Given under my hand and official seal this 23 day of May, 2023.

{SEAL}




NOTARY PUBLIC
My Commission Expires: 8-21-2023



Subledger# 03924961

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2023 02:23:04 PM
\$745.50 BRITTANI
20230602000167630

