



20230821000251240 1/3 \$991.50
Shelby Cnty Judge of Probate, AL
08/21/2023 03:26:14 PM FILED/CERT

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	Date of Sale:	08/17/2023
		Purchase Price:	\$963,060.55
	Lot 49- 2025 Post Oak Drive		\$232,502.37
	Lot 53- 2009 Post Oak Drive		\$246,038.41
	Lot 54 – 2005 Post Oak Drive		\$235,810.78
	Lot 55 – 2001 Post Oak Drive		\$248,708.99

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 IIR

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 49, 53, 54, AND 55 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.



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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.



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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 18th day of August, 2023.

[NOTARIAL SEAL]


Notary Public
My Commission Expires: _____

