

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:	DHIR – Birmingham I, LLC	Grantee's Name:	Oak Tree BTR, LLC
Mailing Address	1341 Horton Circle Arlington, TX 76011	Mailing Address:	4170 Ashford Dunwoody Rd., Suite 420 Atlanta, GA 30319
Property Address:	Lots 1-A, Oak Tree, rec'd at Map Book 58, Page 50 and Lots 2 through 55 and common buffer areas A and B, Oak Tree, rec'd at Map Book 57, Pages 32A and 32B.	Date of Sale:	June 24, 2024
		Purchase Price:	\$16,200,000.00

STATE OF ALABAMA  
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that DHIR – Birmingham I, LLC, a Delaware 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 Oak Tree BTR, LLC, an Alabama 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 that certain real property located in Shelby County, Alabama, more particularly described in **Exhibit A** attached hereto, together with the buildings and improvements thereon, and all appurtenances of said real property, including easements or rights-of-way relating thereto, and, without warranty, all right, title, and interest, if any, of Grantor in and to the land lying within any street or roadway adjoining said real property or any vacated or hereafter vacated street or alley adjoining said real property and all air and riparian rights associated with, on, under and over such real property (collectively, the “**Property**”).

This conveyance is made and accepted subject to those matters set forth in **Exhibit B** attached hereto, but only to the extent that the same are validly existing and affect the Property (the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and its successors and assigns forever; and, subject to the Permitted Exceptions, 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 Grantor, but not otherwise.

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IN WITNESS WHEREOF, this Statutory Warranty Deed has been executed to be effective as of June 24, 2024.

DHIR – Birmingham I, LLC, a Delaware limited liability company

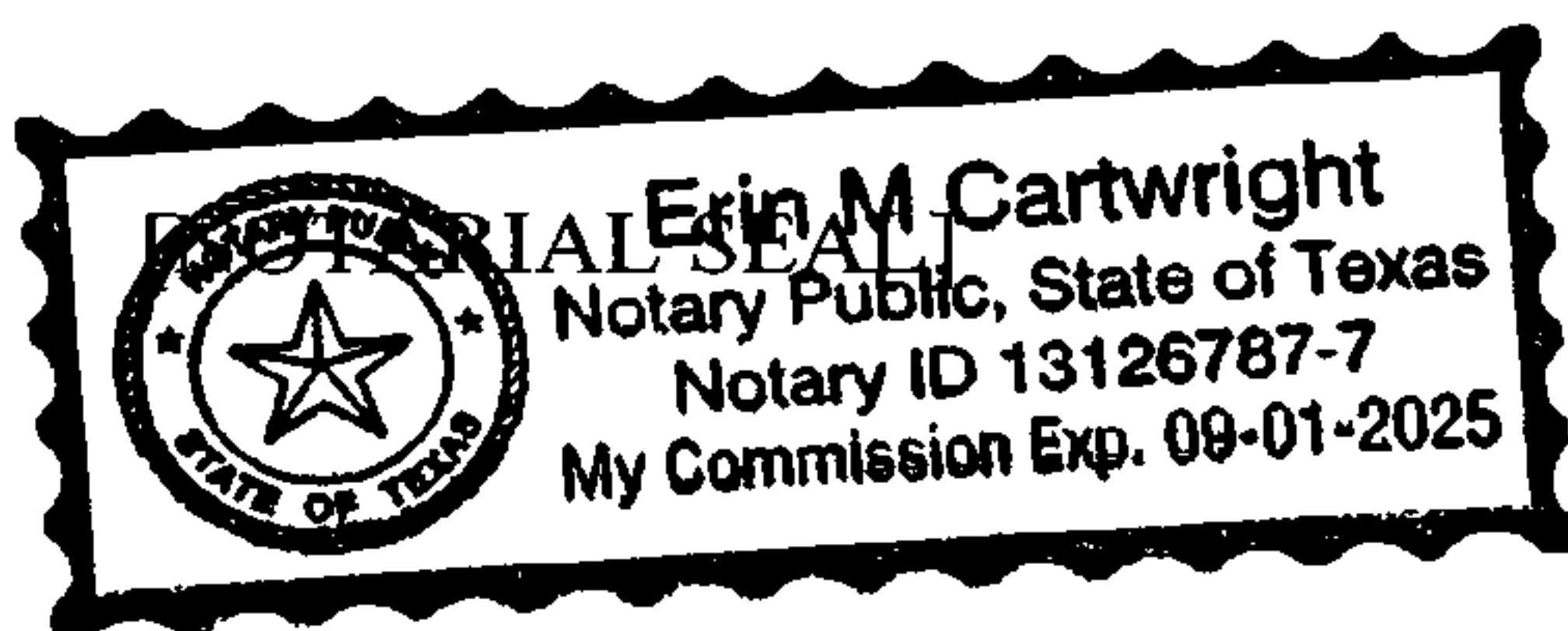
BY: D.R. Horton, Inc. - Birmingham, an Alabama corporation, its authorized agent

By: [Signature]  
Name: Bill W. Wheat  
Its: Chief Financial Officer

STATE OF Texas  
COUNTY OF Tarrant

I, the undersigned, a notary public in and for said county in said state, hereby certify that Bill W. Wheat whose name as CFO of D.R. Horton, Inc. - Birmingham, an Alabama corporation, in its capacity as authorized agent of DHIR – Birmingham I, LLC, a Delaware 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 said instrument, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as authorized agent of such limited liability company.

Given under my hand and official seal this 14 day of June, 2024.



[Signature]  
Notary Public  
My Commission Expires: 09-01-2025

Exhibit A

Legal Description

Lot 1-A, a resurvey of Lot 1, Oak Tree Subdivision, recorded in Map Book 58, Page 50 in the Office of the Judge of Probate of Shelby County, Alabama.

Lots 2 through 55, inclusive, together with common buffer area A and common buffer area B, Oak Tree Subdivision, recorded in Map Book 57, Pages 32A and 32B in the Office of the Judge of Probate of Shelby County, Alabama.

Exhibit B

Permitted Exceptions

1. Ad valorem taxes for the 2024 and subsequent years, not yet due and payable.
2. Terms, covenants, conditions and other matters contained in any unrecorded lease(s) and all rights thereunder of the tenants and of any person claiming by, through or under the tenants.
3. Grant of Easement for Underground Facilities within a Subdivision granted to Alabama Power Company recorded in Instrument 20221123000431740 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Easement-Distribution Facilities granted to Alabama Power Company recorded in Instrument 20220415000156500 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Mineral Deed recorded in Instrument Number 20230130000023310 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement recorded in Volume 113, Page 343 in the Office of the Judge of Probate of Shelby County, Alabama (Lots 1, 49, 50, 51, 53, 54 and 55).
7. All matters shown on the plats recorded in Map Book 57, Pages 32A and 32B in the Office of the Judge of Probate of Shelby County, Alabama.
8. All matters shown on the plats recorded in Map Book 58, Page 50 in the Office of the Judge of Probate of Shelby County, Alabama.
9. Any rights, interests, claims or easements arising from the following matters shown on ALTA/NSPS Land Title Survey of Oak Tree Subdivision prepared by Engineering Design Group dated May 30, 2024.
10. Declaration of Restrictive Covenants recorded as Instrument Number 20240624000189070 in the Office of Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/24/2024 03:22:42 PM  
\$16231.00 LAURA  
20240624000189170

*Allen S. Bayl*