

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Raymond Capital, LLC.
4226 Marden Way
Vestavia, AL. 35242

SEND TAX NOTICE TO:
Toby Shannon Ruston
1091 Gadwall Drive
Alabaster, AL. 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty-Four Thousand Nine Hundred and 00/100 (\$364,900.00) Dollars** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

D.R. Horton, Inc. – Birmingham (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Toby Shannon Ruston (herein referred to as GRANTEE, whether one or more), all of its right, title and interest in and to that certain real estate situated in **Shelby** County, Alabama, to-wit:

Lot 477, Final Plat of Mallard Landing Phase 4, according to the Map or Plat thereof, recorded in Map Book 59, Pages 43A and 43B in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, conditions, covenants, easements and restrictions of record.

\$340,760.00 of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

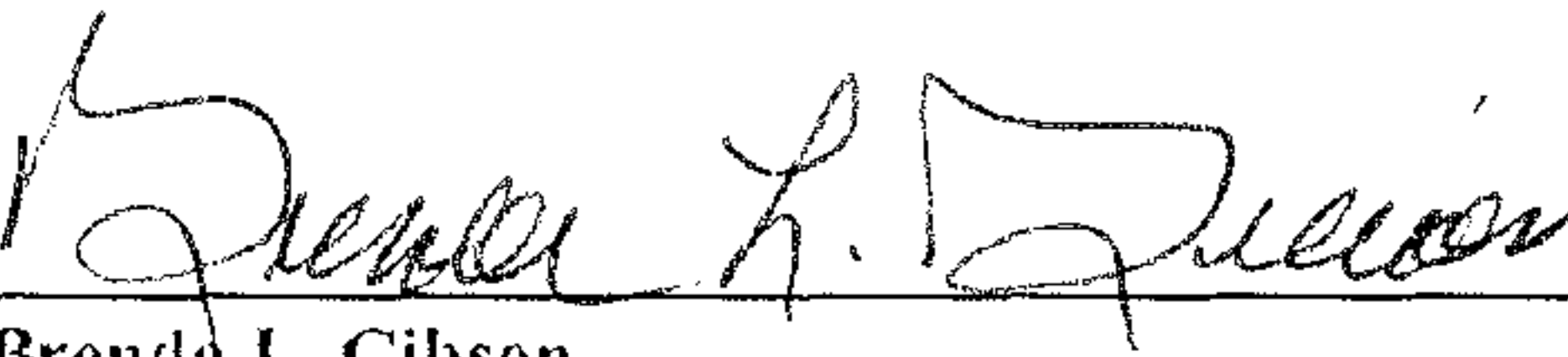
TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference herein made, unto the said GRANTEE, her/his heirs and assigns forever.

By acceptance of this Deed, Grantees hereby covenant and agree for themselves and their heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons or entities holding under or through Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 21st day of February 2025.

D. R. HORTON, INC. – BIRMINGHAM

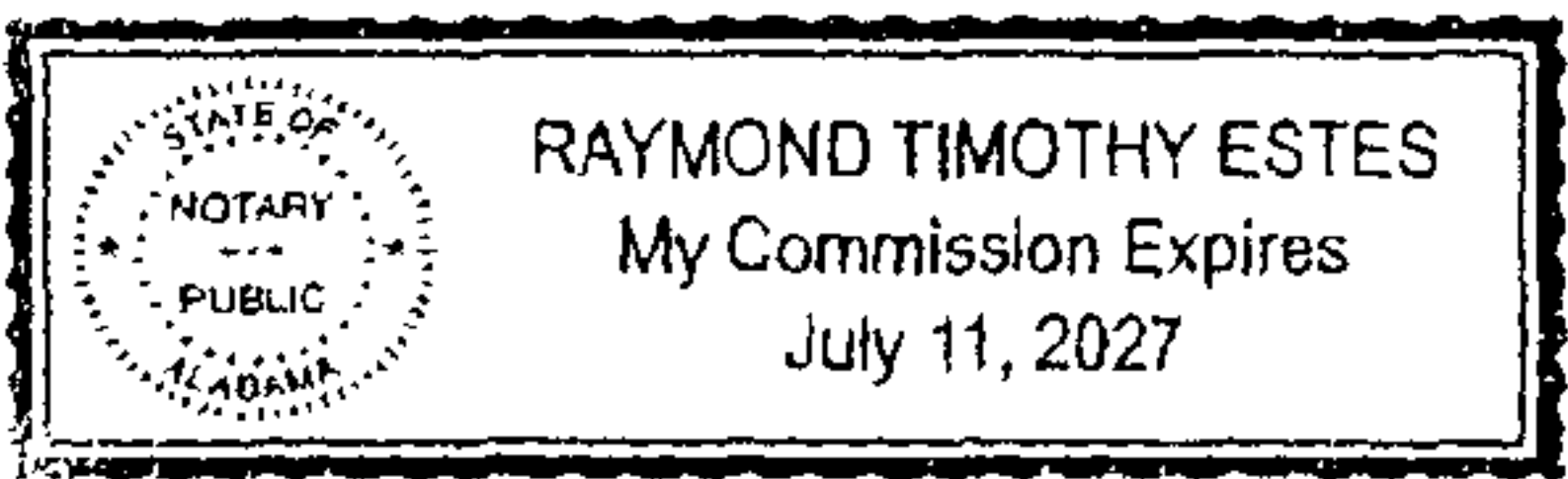

By: **Brenda L. Gibson**
Its: Assistant Secretary

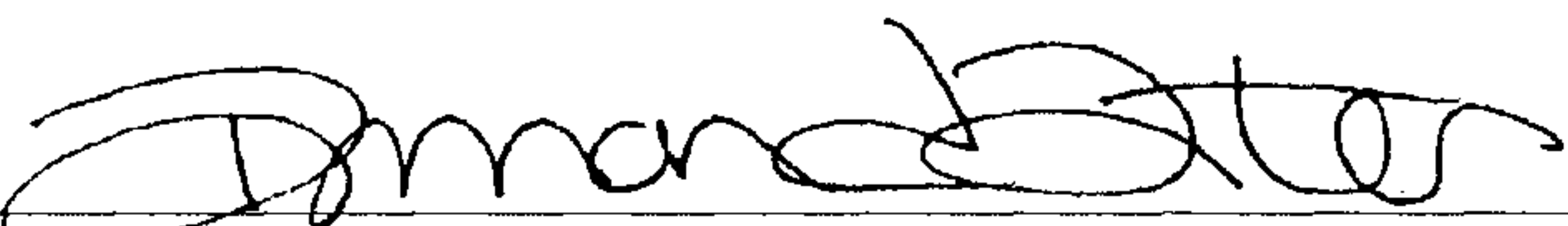
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Brenda L. Gibson** whose name as Assistant Secretary of **D. R. HORTON, INC. - BIRMINGHAM**, a 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of February 2025.




Notary Public – **R. Timothy Estes**
My Commission Expires: 07/11/27

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name D. R. Horton, Inc. - Birmingham Grantee's Name Toby Shannon Ruston
Mailing Address 2188 Parkway Lake Drive Mailing Address 1091 Gadwall Drive
Hoover, AL. 35244 Alabaster, AL. 35007
Property Address 1091 Gadwall Drive Date of Sale February 21, 2025
Alabaster, AL. 35007
Total Purchase Price \$364,900.00
or
Actual Value \$
or
Assessor's Market Value\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 21, 2025 Print D.R. Horton, Inc. - Birmingham
By: Brenda L. Gibson, Assistant Secretary
☐ Unattested Sign Brenda L. Gibson
(Verified by) (~~Grantor~~/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2025 02:21:34 PM
\$49.50 PAYGE
20250225000056310

Allen S. Bayl