

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:	TL Development, LLC	Grantee's Name	D.R. Horton, Inc.-Birmingham
Mailing Address	100 Applegate Court Pelham, AL 35214	Mailing Address:	2188 Parkway Lake Drive Hoover, AL 35244
Property Address:	LOTS 6-11, 6-12, 6-21, 6-38, 6-39, 6-40, 6-41, 6-81, 6-82, 6- 83, 6-84, 6-85, 6-86, 6-87, 6- 88 AND 6-89 Timberline Phase 6 Map Book 60, Pages 4A-4D	Date of Sale:	<u>May 8</u> , 2025
		Purchase Price:	\$1,095,150.00

This Instrument Prepared By:
Kelly Thrasher Fox, Esq.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Suite 400
Birmingham, AL 35203
(205) 324-4400

423-192800995210

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **TL DEVELOPMENT, LLC**, an Alabama 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 **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANTS, BARGAINS, SELLS** and **CONVEYS** unto Grantee the following described real property lying and being situated in Shelby County, Alabama (the "Property"), to-wit:

LOTS 6-11, 6-12, 6-21, 6-38, 6-39, 6-40, 6-41, 6-81, 6-82, 6-83, 6-84, 6-85, 6-86, 6-87, 6-88 AND 6-89, ACCORDING TO THE FINAL PLAT OF TIMBERLINE PHASE 6, AS RECORDED AS INSTRUMENT NUMBER 20240529000159340 IN MAP BOOK 60, PAGES 4A-4D IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein.

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 is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of May 7, 2025.

TL DEVELOPMENT, LLC,
an Alabama limited liability company


By: 
Name: Delton L. Clayton
Title: Manager

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Delton L. Clayton, whose name as Manager of TL Development, LLC, an Alabama 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 such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 7 day of May, 2025.

{SEAL}


NOTARY PUBLIC
My Commission Expires: 03/20/2029

REBEKAH ELAINE CLAYTON
Notary Public, Alabama State At Large
My Commission Expires 03/20/2029

Exhibit A to Warranty Deed
The Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
3. Subject to all matters as set forth on subdivision plat recorded as Instrument Number 20240529000159340/Map Book 60, Pages 4A-4D.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real 34, Page 917; Real 37, Page 593 and Real 240, Page 935.
5. Grant of Easement for Overhead and Underground Facilities within a Subdivision in favor of Alabama Power Company as recorded as Instrument Number 20230228000054830.
6. Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20050329000141930, as amended by Supplementary Declaration of Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20050909000467130; Supplementary Declaration of Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20070411000168210; Supplementary Declaration of Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20070924000447980; Supplementary Declaration of Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20170619000214940; Supplementary Declaration of Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20200601000220030; Supplementary Declaration of Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20210108000014000; and Amendment to Declaration of Protective Covenants for Timberline as recorded in Instrument Number 20240621000186350.
7. Articles of Incorporation of Timberline Residential Association, Inc., recorded in Instrument Number 20050614000291190, as amended by Amendment recorded in Instrument Number 20100326000089020 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2025 10:33:05 AM
\$1123.50 JOANN
20250509000140470

Allen S. Bayl