

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:	Aberdeen Community Association, Inc.
Mailing Address	2188 Parkway Lake Drive, Suite 101 Hoover, AL 35244	Mailing Address:	3333 Culloden Way Birmingham, AL 35242
Property Address:	All common areas shown on that certain map or plat thereof recorded in Instrument 20250908000273330.	Date of Sale:	<u>October 1</u>, 2025
		Purchase Price:	\$1,000.00

This Instrument Prepared By:
Chase Pritchard, Esq.
Hand Arendall Harrison Sale LLC
Post Office Box 123
Mobile, Alabama 36601
251-432-5511

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **D.R. Horton, Inc. – Birmingham**, an Alabama corporation ("Grantor"), for good and valuable consideration hereby acknowledged to have been paid to Grantor by Grantee, does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **QUITCLAIM, REMISE and RELEASE** unto **Aberdeen Community Association, Inc.**, an Alabama nonprofit corporation ("Grantee"), that certain property located in Shelby County, Alabama described on **Exhibit A** hereto (the "Property"),

TO HAVE AND TO HOLD, together with all appurtenances belonging or appertaining thereto and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either at law or in equity, to the use and benefit of Grantee and its successors and assigns forever.

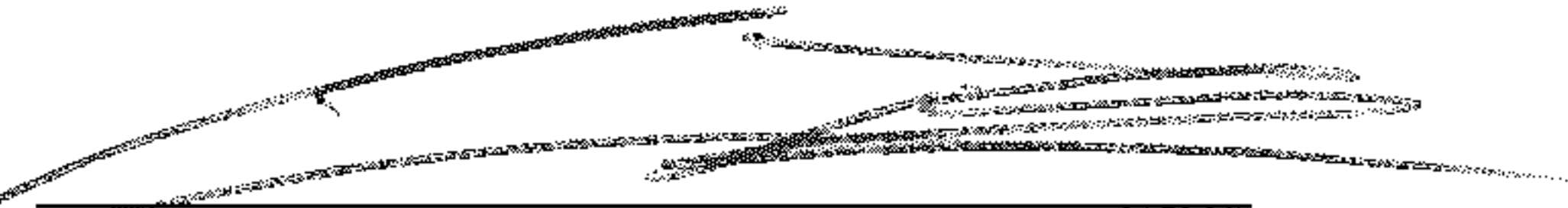
The Property is conveyed subject to the lien for current ad valorem taxes, which taxes Grantee assumes and agrees to pay when due, to any matters that would be shown by a current and accurate survey of the Property, to all matters of public record and to any zoning or subdivision laws, regulations, requirements or ordinances affecting the Property.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by and through its duly authorized representative effective as of October 1, 2025.

GRANTOR:

D.R. Horton, Inc. – Birmingham, an Alabama corporation

By: 

Name: Crain T. Rogers

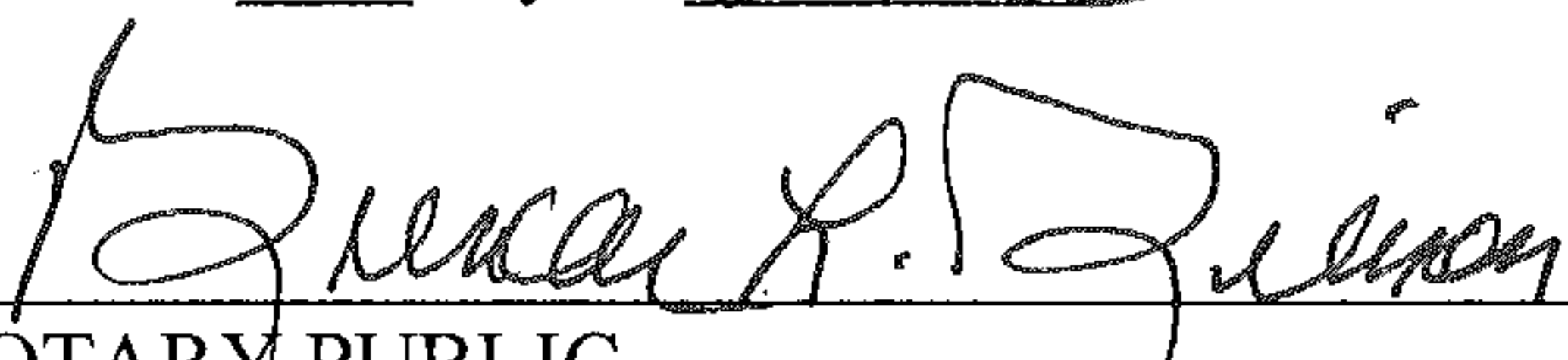
Title: Division President

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Crain Rogers, whose name as Division President 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 such instrument, s/he, as such _____ and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal on this the 16th day of October, 2025.

{SEAL}


NOTARY PUBLIC

My Commission Expires: _____

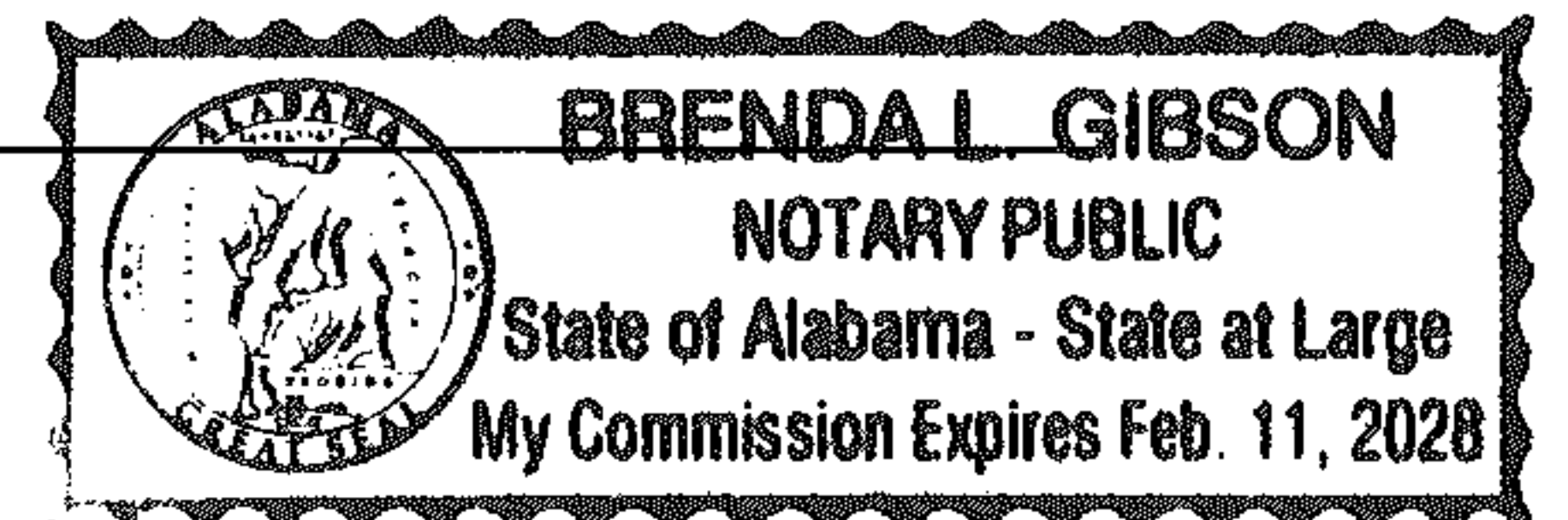


Exhibit A
Property Description

All common areas, including without limitation, Common Areas 6, 7 and 8, and all easements, including without limitation all sidewalk, drainage, utility, sign, landscape, maintenance and access easements, that were not otherwise dedicated to the public, shown on the plat of Aberdeen Subdivision Phase 1B, as recorded in Instrument 20250908000273330 in the Office of the Judge of Probate of Shelby County, Alabama.

COMMENCE AT A 1/2" REBAR, BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE S 01°05'42" E A DISTANCE OF 664.20 FEET TO A 1/2" REBAR (CARR) AND POINT OF BEGINNING; THENCE S 87°41'06" E A DISTANCE OF 72.81 FEET TO A 1/2" REBAR (CARR); THENCE S 00°02'33" W A DISTANCE OF 663.21 FEET TO A 1/2" REBAR (CARR); THENCE S 89°47'19" W A DISTANCE OF 14.34 FEET TO A 1/2" REBAR (CARR); THENCE N 73°45'31" W A DISTANCE OF 55.98 FEET TO A 1/2" REBAR; THENCE N 00°22'03" W A DISTANCE OF 650.57 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 46,3546 SQUARE FEET, 1.06 ACRES, MORE OR LESS.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2025 03:52:32 PM
\$29.00 BRITTANI
20251006000308430

Allen S. Bayl