

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:	Peavine Creek Development, LLC	Grantee's Name	D.R. Horton, Inc. – Birmingham
Mailing Address:	3360 Davey Allison Blvd Hueytown, AL 35023	Mailing Address:	2188 Parkway Lake Drive Hoover, AL 35244
Property Address:	Lots 15, 61-79, 80-87, 118-122, and 145-149, Peavine Crossing Subdivision, according to that certain map or plat thereof recorded on Map Book 62 Pages 50A-50C.	Date of Sale:	December 4, 2025
		Purchase Price:	\$2,466,621.33

This Instrument Prepared By:  
Chase Pritchard, Esq.  
Hand Arendall Harrison Sale LLC  
P.O. Box 123  
Mobile, AL 36601  
251-432-5511

STATE OF ALABAMA  
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Now, therefore, know all men by these presents, that PEAVINE CREEK DEVELOPMENT, LLC, an Alabama limited liability company, hereinafter "**Grantor**", for and in consideration of the sum of Two Million Four Hundred Sixty-Six Thousand Six Hundred Twenty-One Dollars and 33/100 (\$2,466,621.33) and other good and valuable consideration, hereby acknowledged to have been paid to the said Grantor by D.R. HORTON, INC. – BIRMINGHAM, an Alabama corporation, hereinafter "**Grantee**", does hereby grant, bargain, sell and convey unto the said Grantee, and its successors and assigns, subject to the provisions hereinafter contained, all that real property situated, lying and being in Shelby County, Alabama described as follows, to-wit:

Lots 15, 61 through 79, 80 through 87, 118 through 122, and 145 through 149 of Peavine Crossing, according to the plat thereof recorded at Map Book 62, Pages 50A through 50C in the records of the Office of the Judge of Probate of Shelby County, Alabama.

(the "**Property**"). This conveyance is subject to the matters described on Exhibit A attached hereto and incorporated by this reference.

Together with all and singular the rights, tenements, members, privileges, hereditaments and appurtenances there unto belonging, or in anywise appertaining, and all improvements thereon and therein.

To have and to hold unto the said Grantee, and the Grantee's successors and assigns forever.

*{Remainder of Page Intentionally Left Blank}*

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

GRANTOR:

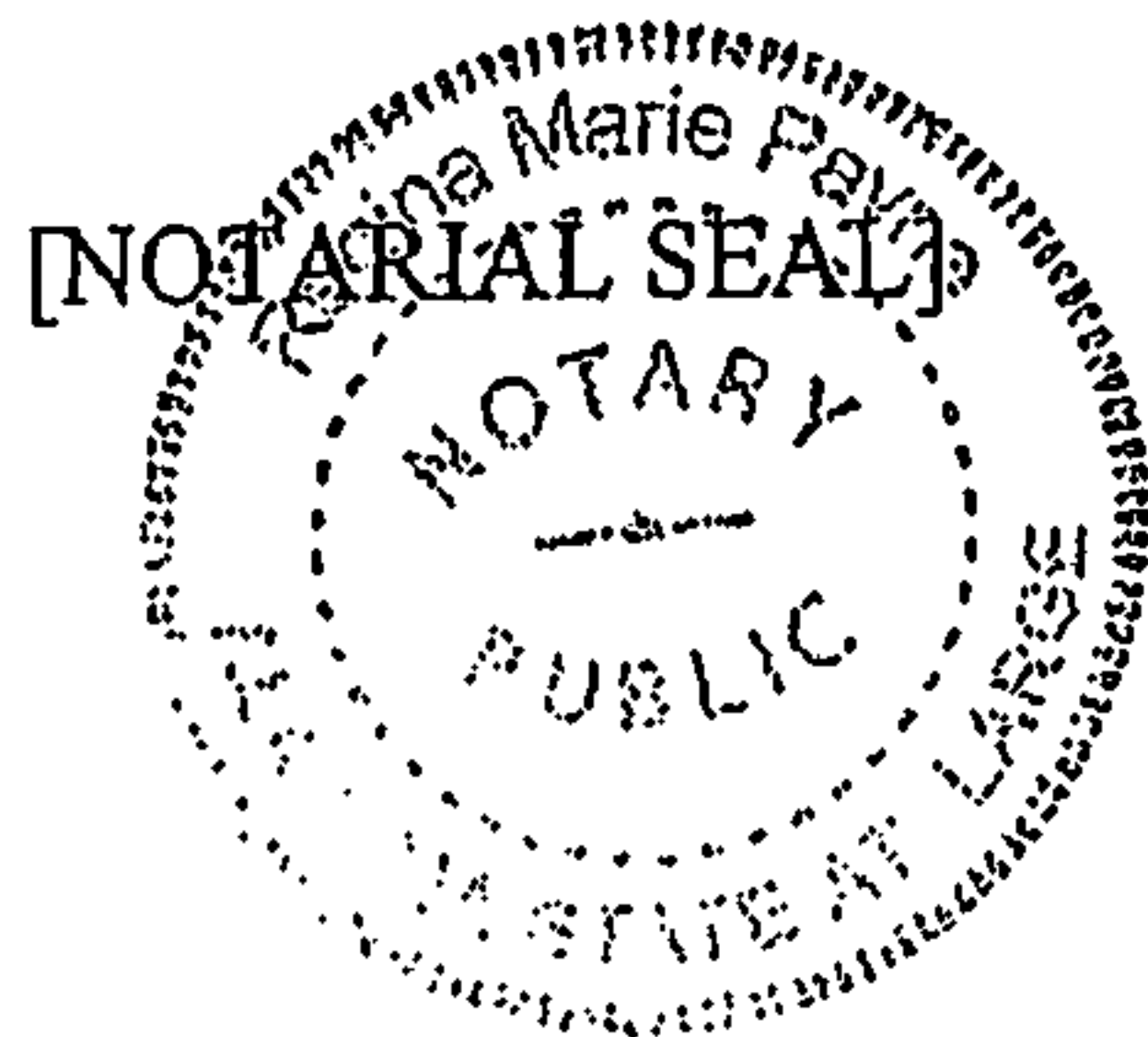
PEAVINE CREEK DEVELOPMENT, LLC, an  
Alabama limited liability company

By: [Signature]  
Name: Jason E Spinks  
As Its: Authorized Signor

STATE OF Alabama )  
County of Shelby ) §§

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jason Spinks, as Authorized Signor of Peavine Creek 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 said instrument, he as such                      and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 3<sup>rd</sup> day of December, 2025.



Regina Marie Payne  
Notary Public  
My commission expires: 12-31-26

Exhibit A  
Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Minimum building setback lines, easements, notes and/or restrictions as set forth on Plat of R.H. Gentry, Jr., Estate as recorded in Map Book 32 at Page 4.
4. Any rights, interests or claims that may exist or arise by reason of the Pond disclosed or as shown on ALTA/NSPS Land Title Survey prepared by Rodney Shiflett, PLS, Ala. Registration No. 21784, dated February 14, 2023, last revised May 30, 2023.
5. Grant of Easement for Underground Facilities within a Subdivision in favor of Alabama Power Company as recorded at Instrument Number 20250710000208970.
6. Building set back line(s), easement(s), and other matters as set forth on plat of subdivision as recorded at Map Book 62 Pages 50A through 50C.
7. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument Number 20251124000360950, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/08/2025 03:06:31 PM  
\$2498.00 JOANN  
20251208000375590

*Allen S. Bayl*