

REAL ESTATE VALIDATION FORM The following information is provided pursuant to Alabama Code §40-22-1 (1975) in lieu of Form RT-1 and is verified by the signature of Grantor below:	
Grantor’s Name: Forestar (USA) Real Estate Group Inc.	Grantee’s Name: Mill Point Homeowners Association, Inc.
Mailing Address: Forestar (USA) Real Estate Group Inc. 1 Chase Corporate Drive, Suite 450 Hoover, AL 35244	Mailing Address: Mill Point Homeowners Association, Inc. 2700 Highway 280, Suite 425 Birmingham, AL 35223
Property Address: 100 Mill Point Way Calera, AL 35040	Date of Sale: December 12, 2025
Source of Title: Instrument No. 20241120000359580	Purchase Price: \$100.00

WHEN RECORDED MAIL TO: Forestar (USA) Real Estate Group Inc. Attn: Rebecca DiChiara Miles 1 Chase Corporate Drive, Suite 450 Hoover, AL 35224	SEND TAX NOTICES TO: Mill Point Homeowners Association, Inc. 2700 Highway 280, Suite 425 Birmingham, AL 35223
THIS INSTRUMENT PREPARED BY: Melinda Sellers Burr & Forman LLP 420 N 20th Street, Suite 3400 Birmingham, Alabama 35203 Telephone: (205) 251-3000	

NO TITLE EXAMINATION HAS BEEN MADE BY OR PROVIDED BY THE PREPARER OF THIS INSTRUMENT

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED (the “Quitclaim Deed”) executed and delivered this the 12 day of December, 2025, by and between **FORESTAR (USA) REAL ESTATE GROUP**

INC., a Delaware corporation ("Grantor") and **MILL POINT HOMEOWNERS ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents quitclaim, remise, release, and convey unto Grantee all of its interest in the following described real estate situated in Shelby County, Alabama (the "Property"):

Common Area A1, Common Area A2, Common Area A3, and Common Area A4, as shown and depicted on that certain Final Plat of Mill Point, Phase 1, as recorded in Map Book 62, Pages 30A-30C in the Office of the Probate Judge of Shelby County, Alabama (the "Probate Office").

TOGETHER WITH all of Grantor's right, title and interest in and to any improvements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

SUBJECT TO the following:

1. Ad valorem taxes for the year 2025 and subsequent years, not yet due and payable.
2. All covenants, restrictions, easements, rights-of-way, and any other matters of record affecting the Property as shown in the Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Quitclaim Deed as of the date first written above.

GRANTOR:

**FORESTAR (USA) REAL ESTATE GROUP
INC.,**
a Delaware corporation

By: _____

Name: _____

Its: VP Real Estate Inv & Development

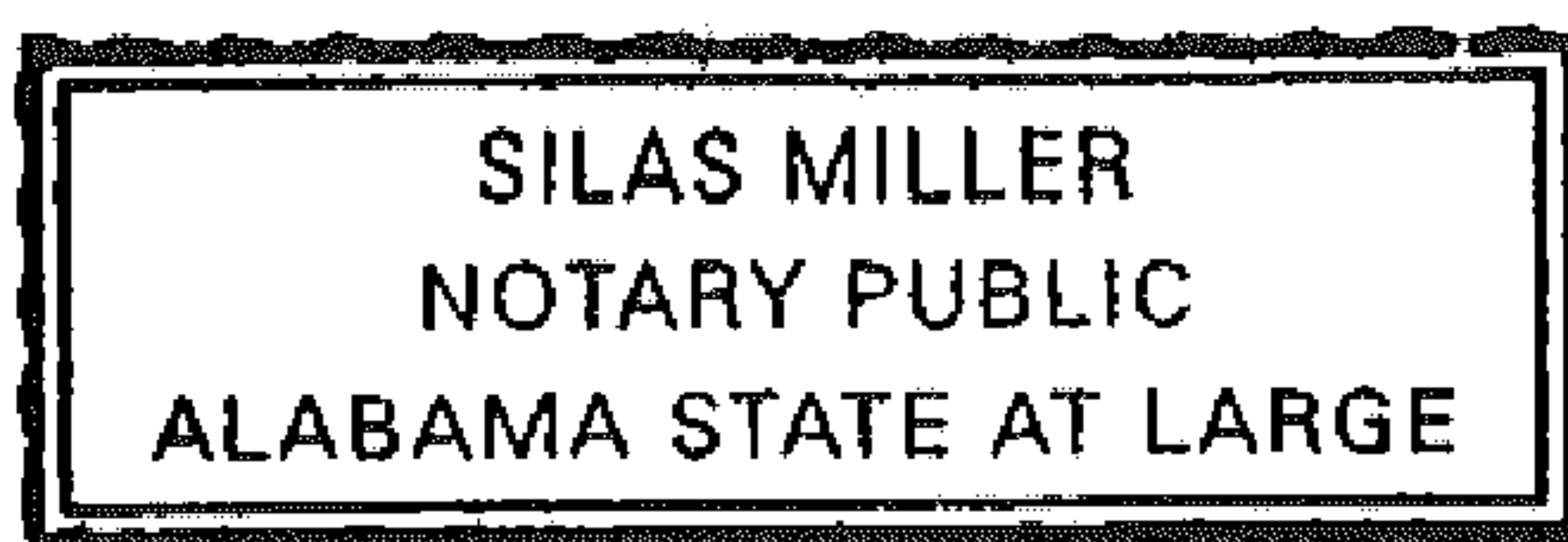
STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chris Franks, whose name as VP Real Estate Inv & Dev. of FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he, in such capacity 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 this the 12th day of December, 2025.

[NOTARIAL SEAL]



Silas K. Miller
Notary Public
My Commission Expires: 04/19/28

GRANTEE:

**MILL POINT HOMEOWNERS
ASSOCIATION, INC**, an Alabama nonprofit
corporation

By: Rebecca Miles

Name: Rebecca Miles

Its: President

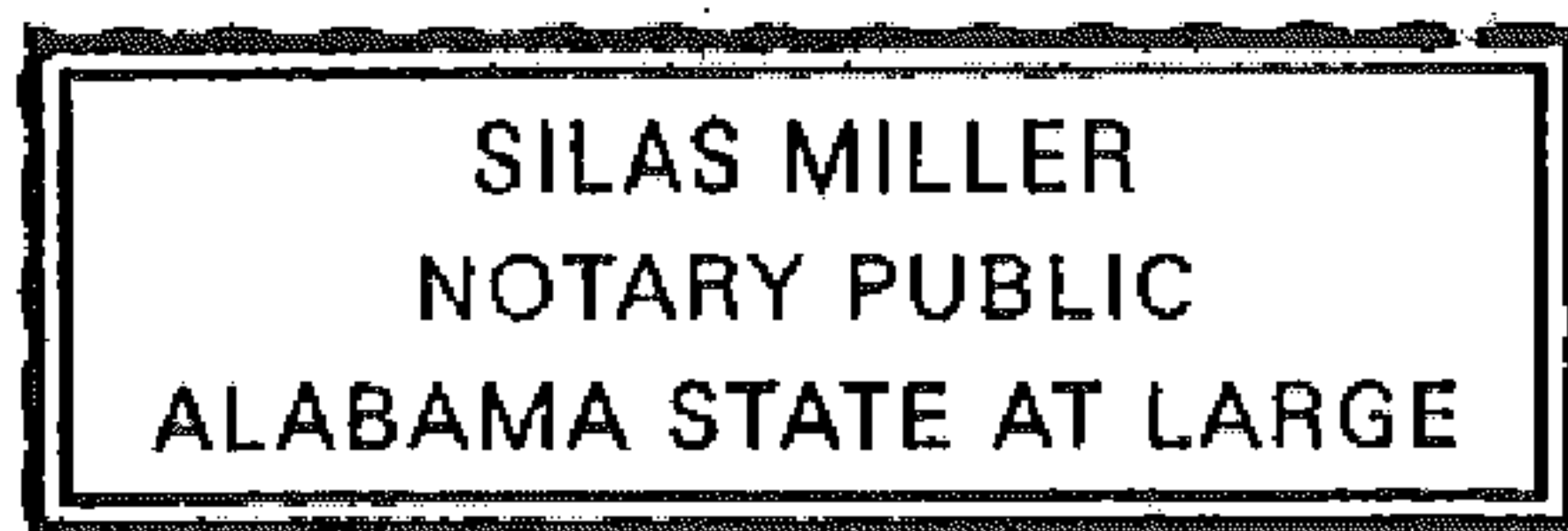
STATE OF ALABAMA)

Jefferson COUNTY)

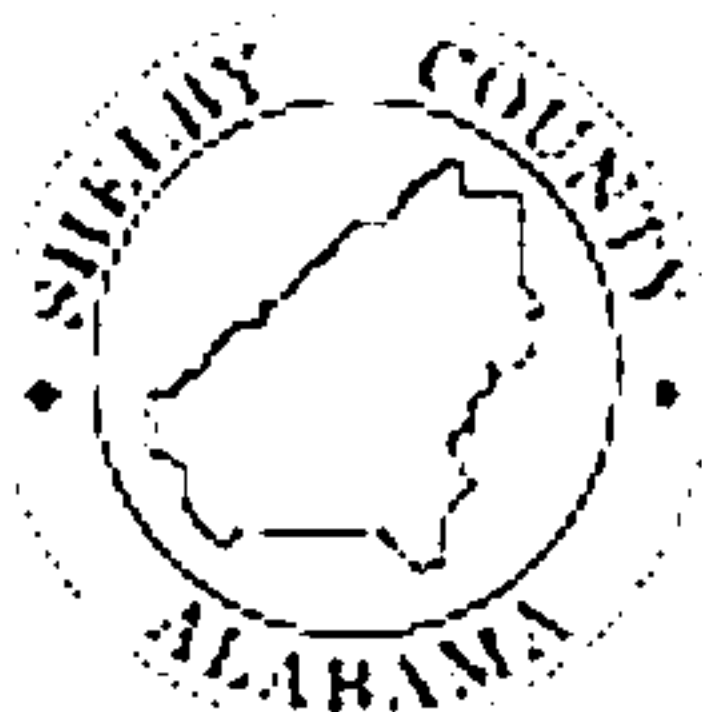
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rebecca Miles, whose name as President of MILL POINT HOMEOWNERS ASSOCIATION, INC., an Alabama nonprofit corporation, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he, in such capacity 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 this the 12th day of December, 2025.

[NOTARIAL SEAL]



Silas K. Miller
Notary Public
My Commission Expires: 04/19/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2025 10:43:12 AM
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Allen S. Bayl