

This Instrument Prepared By:
Matthew R. Harrison
Harrison & Gammons, P.C.
2430 L & N Drive
Huntsville, AL 35801
256-533-7711
HG

STATE OF ALABAMA)
 :
COUNTY OF LIMESTONE)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **LENNAR HOMES OF ALABAMA, LLC, a Delaware limited liability company (“Grantor”)**, whose address is 1300 Enterprise Way, Suite 201, Huntsville, Alabama, 35806, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration received from **CITY OF MADISON, a municipal corporation in the State of Alabama (“Grantee”)**, whose address is 100 Hughes Road, Madison, Alabama 35758, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real property, lying and being in the County of Limestone, State of Alabama, to-wit (the “Property”):

That certain parcel of real property being approximately 3.53+/- acres and more particularly described on **Exhibit “A”** attached hereto.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, the above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining and unto its successors and assigns forever.

AND THE UNDERSIGNED, Grantor for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises from and against itself, and all persons claiming or holding under it, the said Grantor, unto the said **GRANTEE**, its successors and assigns, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2026, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of Madison County, Alabama.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor, has caused this instrument to be executed by its duly authorized representative on this the ____ day of _____, 2026.

GRANTOR:

LENNAR HOMES OF ALABAMA, LLC, a Delaware limited liability company

By: Jayson Williams
Its: Vice President

STATE OF ALABAMA)
 :
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Jayson Williams, whose name as Vice President of Lennar Homes of Alabama, LLC, a Delaware 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 the instrument, he, as such Officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the ____ of _____, 2026.

Notary Public
My Commission Expires: _____

EXHIBIT "A"

[the "Property"]

STATE OF ALABAMA
COUNTY OF LIMESTONE

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA, ALSO BEING ALL THAT PART OF TRACT 2 OF STILLWATER COVE SUBDIVISION, PHASE 2, A RESUBDIVISION OF LOT 23 AND COMMON AREA "2" OF STILLWATER COVE SUBDIVISION PHASE 1 (PLAT BOOK H, PAGE 246) A RESUBDIVISION OF LOTS 1 AND 2 OF STILLWATER COVE SUBDIVISION (PLAT BOOK H, PAGE 229) AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA IN PLAT BOOK H, PAGE 259 & 260, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE SOUTH 89 DEGREES 12 MINUTES 01 SECOND EAST, 236.87 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 25 OF MOORE'S CREEK, PHASE 5 AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA IN PLAT BOOK K, PAGES 278-279;

THENCE FROM THE POINT OF BEGINNING AND ALONG THE EAST BOUNDARY OF SAID LOT 25, NORTH 23 DEGREES 42 MINUTES 32 SECONDS EAST, 198.87 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 22 DEGREES 18 MINUTES 41 SECONDS EAST, 259.57 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 09 DEGREES 29 MINUTES 39 SECONDS EAST, 91.09 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 02 DEGREES 45 MINUTES 29 SECONDS EAST, 270.19 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 09 DEGREES 49 MINUTES 07 SECONDS EAST, 91.17 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 16 DEGREES 50 MINUTES 20 SECONDS EAST, 25.97 FEET TO THE SOUTHEAST CORNER OF LOT 24 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE CONTINUE NORTH 16 DEGREES 50 MINUTES 20 SECONDS EAST AND ALONG THE EAST BOUNDARY OF SAID LOT 24, 348.93 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 07 DEGREES 01 MINUTES 38 SECONDS EAST, 82.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE NORTH 89 DEGREES 23 MINUTES 06 SECONDS WEST AND ALONG THE NORTH BOUNDARY OF SAID LOT 24, 10.06 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 15, NORTH 07 DEGREES 01 MINUTES 38 SECONDS EAST, 114.76 FEET TO A POINT; THENCE NORTH 00 DEGREES 52 MINUTES 37 SECONDS EAST, 44.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, SAID POINT BEING ON THE RIGHT-OF-WAY OF KITE CIRCLE; THENCE ALONG THE SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET,

A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 52 MINUTES 37 SECONDS EAST, 58.12 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE NORTH 00 DEGREES 52 MINUTES 37 SECONDS EAST AND ALONG THE EAST BOUNDARY OF SAID LOT 14 AND LOT 6 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS, 265.22 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY OF LOT 6, NORTH 17 DEGREES 31 MINUTES 08 SECONDS WEST, 32.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE RIGHT-OF-WAY OF WILLET CIRCLE; THENCE ALONG THE SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST, 31.72 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 5, NORTH 07 DEGREES 47 MINUTES 05 SECONDS EAST, 149.24 FEET TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST, 67.38 FEET TO A POINT; THENCE SOUTH 07 DEGREES 16 MINUTES 13 SECONDS WEST, 200.56 FEET TO A POINT; THENCE SOUTH 04 DEGREES 06 MINUTES 19 SECONDS EAST, 213.74 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, 338.48 FEET TO A POINT; THENCE SOUTH 18 DEGREES 27 MINUTES 35 SECONDS WEST, 468.60 FEET TO A POINT; THENCE SOUTH 10 DEGREES 56 MINUTES 39 SECONDS EAST, 213.33 FEET TO A POINT; THENCE SOUTH 27 DEGREES 56 MINUTES 18 SECONDS WEST, 226.19 FEET TO A POINT; THENCE SOUTH 12 DEGREES 13 MINUTES 41 SECONDS WEST, 241.05 FEET TO A POINT; THENCE SOUTH 25 DEGREES 15 MINUTES 17 SECONDS EAST, 102.32 FEET TO A POINT; THENCE SOUTH 25 DEGREES 29 MINUTES 44 SECONDS WEST, 80.73 FEET TO A POINT; THENCE NORTH 89 DEGREES 12 MINUTES 01 SECONDS WEST, 162.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.53 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name:	Lennar Homes of Alabama, LLC	Grantee's Name:	City of Madison
Mailing Address:	1300 Enterprise Way, Suite 201 Huntsville, AL 35806	Mailing Address:	100 Hughes Road Madison, AL 35758
Property Address:	3.53 acres in Moore Creek Phase 5	Date of Sale:	_____
	_____	Total Purchase Price:	_____
	_____	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)

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Tax Appraised Value: \$183,000.00
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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:	_____	Print	_____
Unattested	_____	Sign	_____
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one