

This Instrument Prepared By:
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Post Office Box 123
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251-432-5511

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 12/29/2014 11:39 AM
TOTAL \$ 56.00
10 Pages

1491938



STATE OF ALABAMA:
COUNTY OF BALDWIN:

ARTICLES OF INCORPORATION
OF
QUAIL HOLLOW OWNERS ASSOCIATION, INC.

A NONPROFIT ASSOCIATION
UNDER THE LAWS OF THE STATE OF ALABAMA

BE IT KNOWN that the undersigned, acting as incorporator of a nonprofit corporation under the laws of the State of Alabama, and in particular, the "Alabama Business and Nonprofit Entity Code" (Title 10A, Code of Alabama, 1975, as amended) does hereby adopt the following Articles of Incorporation for such nonprofit corporation (these "Articles").

ARTICLE I
NAME

The name of the corporation shall be Quail Hollow Owners Association, Inc. (hereinafter referred to as the "Association").

ARTICLE II
PERIOD OF DURATION

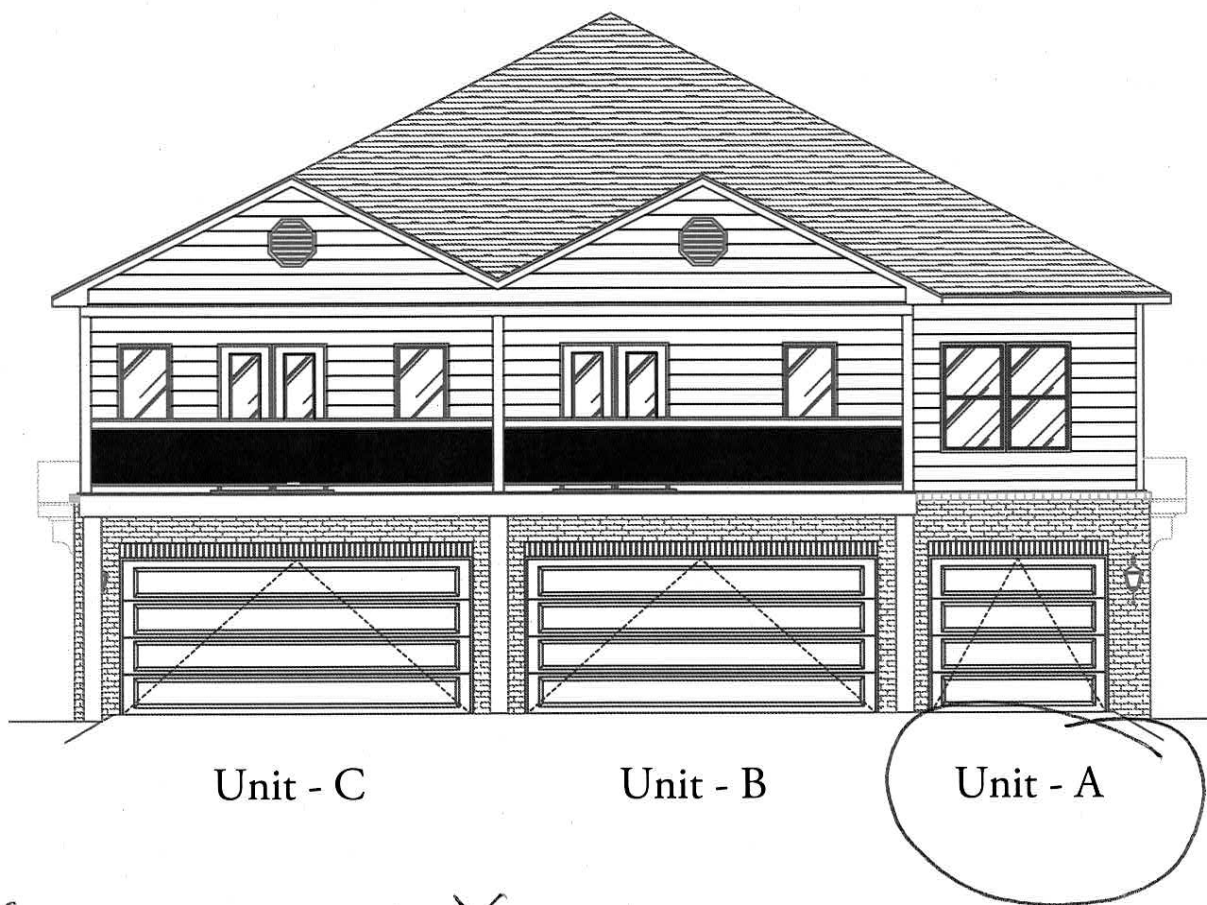
The period of duration of the Association shall be perpetual unless terminated according to the terms of these Articles.

X _____
X _____



Quail Hollow

Unit A - 1,176 sq. ft.*	2 Bedrooms	2 Baths
Unit B - 1,703 sq. ft.*	3 Bedrooms	2.5 Baths
Unit C - 1,783 sq. ft.*	3 Bedrooms	2.5 Baths



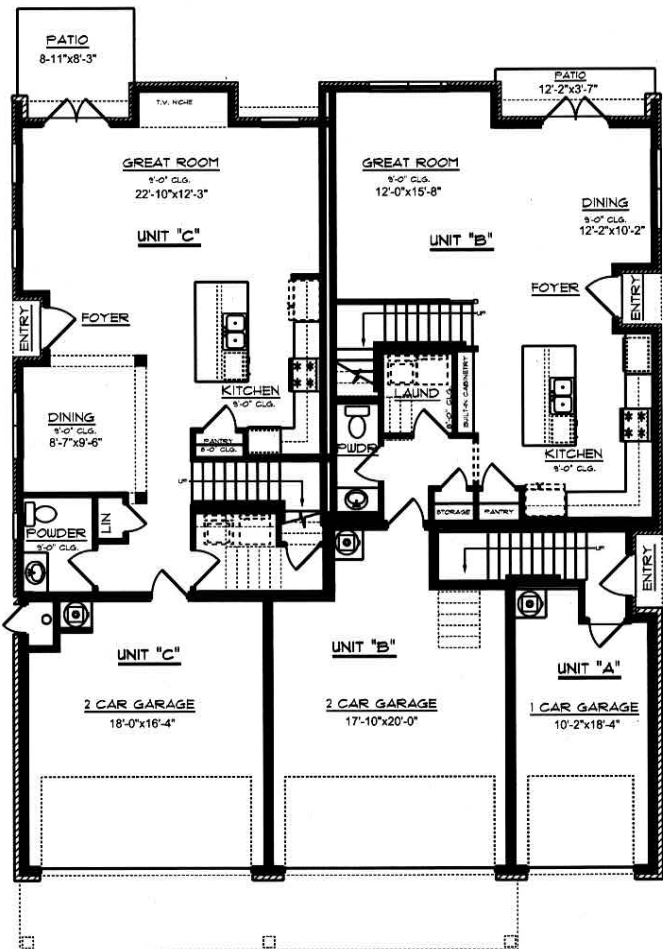
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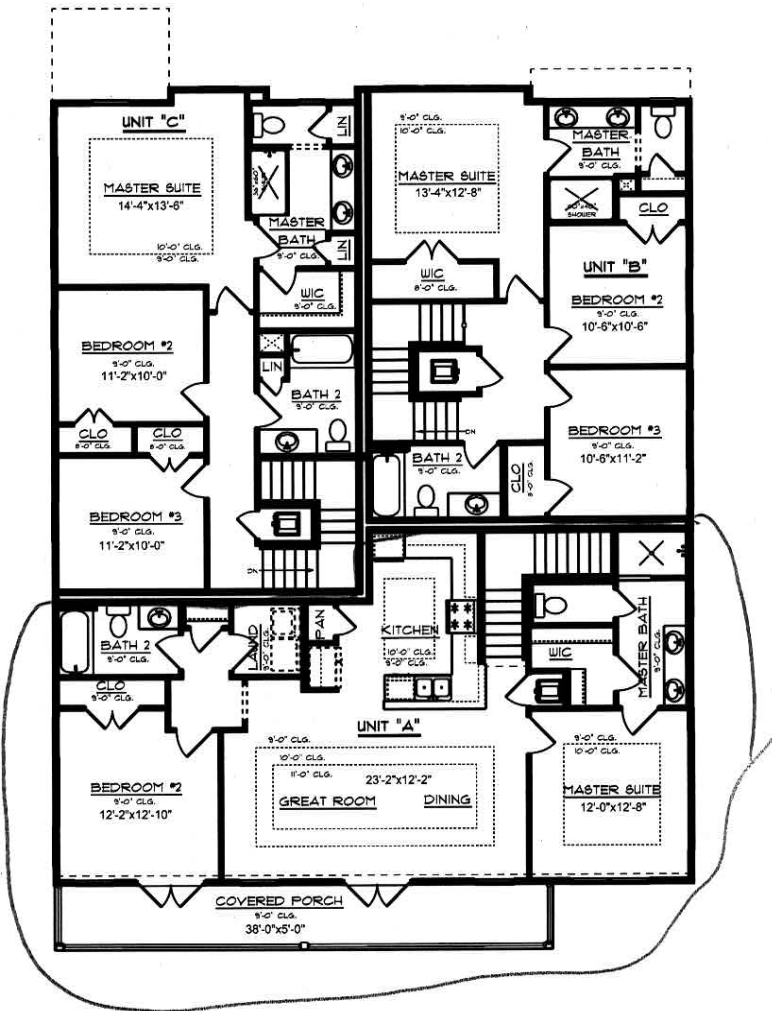
Home and community information, including pricing, features, terms, availability and amenities are subject to change and prior sales at any time without notice or obligation. All floorplans and elevations are artist's rendering and are not intended to be exact representations. *All dimensions and sq. ft. measurements are approximate only. Floorplans, features and options will vary by subdivision. Lot selection, options and modifications will affect final pricing. D.R. Horton reserves the right to accept or reject any non-standard modifications at its sole discretion. © 2015 D.R. Horton, Inc.

Quail Hollow

A - 1,176 sq. ft.*	2 Bedrooms	2 Baths
B - 1,703 sq. ft.*	3 Bedrooms	2.5 Baths
C - 1,783 sq. ft.*	3 Bedrooms	2.5 Baths



First Floor



Second Floor

X

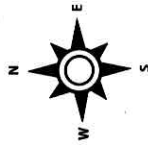
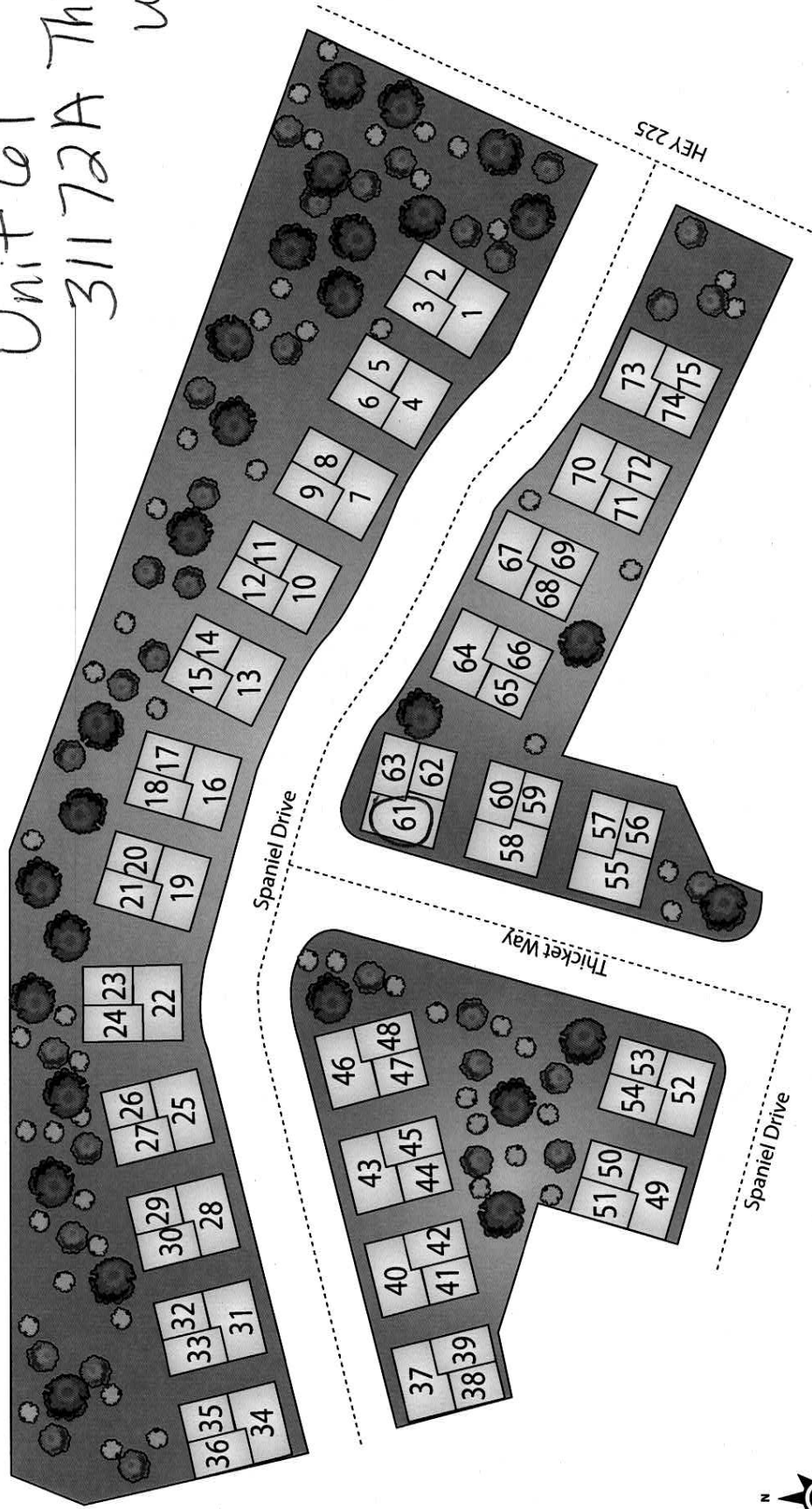
X



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Quail Hollow

Unit 61
31172A Thicket
way



D·R·HORTON®
America's Builder



Drawing is an artist's rendering is approximate for illustration purposes only. Lot layout, size, and measurements are based on information available at time of printing and are subject to change without notice or obligation. A recorded plot may be made available upon request. Home layout on lot is solely at seller's discretion. 04-02-2012



QUAIL HOLLOW STANDARD FEATURES

INTERIOR FEATURES

- Granite kitchen and bath countertops with undermount sinks
- Stainless Steel Frigidaire® free-standing smooth top range
- Stainless Steel Frigidaire® microwave/hood
- Stainless Steel Frigidaire® upgraded top control quiet dishwasher
- InSinkErator® 1/3 HP garbage disposal
- Ice maker hook-up location provided
- 36"/42" recessed panel cabinets with bar pull cabinet hardware
- Mohawk® Luxury Vinyl Plank flooring throughout entire home excluding bedrooms
- Mohawk® plush carpet with 6 lb. rebond pad in all bedrooms
- Main floor 9'-12' ceilings per plan
- Crown molding in all tray ceilings
- Quality Sherwin Williams® paint on ceilings, walls, and trim
- Maxim® (Stefan) designer lighting package
- Quality Moen® plumbing fixtures
- Fiberglass tub and shower combination with clear shower glass door
- Liftmaster® garage door opener with two remotes
- Kidde® combination smoke & carbon monoxide detectors per plan

EXTERIOR FEATURES

- Four-sided brick and vinyl exterior with attached one or two car garage (per plan)
- Steel garage door with carriage hardware
- Fiberglass front door
- Two weatherproof electrical outlets
- Two hose bibs
- Dimensional shingles with 30-year warranty
- Hurricane fabric shield
- Sodded front, side, and rear yard where cleared
- Kwikset® deadbolts on all exterior doors

ENERGY EFFICIENT FEATURES

- 50 gallon electric water heater
- Carrier® 14 SEER heating and cooling system
- Energy efficient Low-E insulated windows throughout with screens
- Gerber® water-saving elongated commodes
- Ceiling fans in family room and master bedroom
- Blocked & wired for ceiling fans in secondary bedrooms

COMMUNITY AMENITIES

- Pool

WARRANTY

- One year builder warranty from D.R. Horton
- Ten year structural warranty through RWC®



Sales Model:

251-625-6910

www.drhorton.com/mobile

Information deemed accurate, but not warranted. These items represent the specifications for Quail Hollow at time of print only, which is 10/14/2016. Because of our continuing effort to improve our homes, the features included as standard are subject to change, without notice. Please check with your Community Sales Representative concerning these features.



EXHIBIT C

ESTIMATED PURCHASER'S NET PROCEEDS

CONTRACT DATE:	Friday, September 29, 2017
BUYER NAME:	Jamie and Keara Hunter
PROPERTY ADDRESS:	31172 A Thicket Way
LENDER:	Cash
DRH SALES AGENT:	Joanne Vicich
Sales price:	\$156,900

ESTIMATED CLOSING COST:

Service fees			
	PEST INSPECTION	seller paid fee	\$ 175.00
	SURVEY	seller paid fee	\$ 225.00
Title services			
	SETTLEMENT FEE		\$ 450.00
	EXAM FEE	seller paid fee	\$ 50.00
	SEARCH FEE	seller paid fee	\$ 100.00
	DEED PREPARATION	seller paid fee	\$ 55.00
	OWNERS TITLE POLICY	seller paid fee	\$ 492.25
No	POWER OF ATTORNEY		
No	MAIL OUT CLOSING	in conjunction w/ mobile notary	
	MOBILE NOTARY	3rd party fee may vary	
Transfer taxes / government fees			
	DEED TAX		\$ 156.90
	RECORDING FEES		\$ 120.00
TOTAL ESTIMATED closing costs			\$ 1,824.15

DOWN PAYMENT	\$ 156,900.00
SELLER PAID FEES	\$ 1,097.25
EARNEST MONEY CREDIT	\$ 15,690.00
OPTION MONEY CREDIT	\$ -

ESTIMATED FUNDS TO CLOSE	\$ 141,936.90
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The undersigned PURCHASER acknowledges that the above is an estimate of the usual closing costs, made by the SALES ASSOCIATE, based upon the following available at this date and that the costs are subject to change at closing, due to date of closing, money market conditions, or other variable circumstances.

Jamie and Keara Hunter

PREPARED BY:
Joanne Vicich
DRH SALES AGENT