

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
D.R. HORTON, INC. - Birmingham

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND DOLLARS AND NO/100'S (\$7,000.00)** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **J.D. JOHNSON, a(n) married man, AGNES SMITH, a(n) widowed woman, and EVERLENE IVEY, a(n) married woman,** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **D.R. HORTON, INC. - Birmingham** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

The South 50 feet of Lot 16, in Block 2, according to the Survey of Lincoln Park Subdivision in Shelby County, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of said Lot 16 and run thence North along the West line thereof a distance of 50 feet; thence run East, parallel with the South line of said lot, a distance of 80 feet, to a point on the East line of said Lot; thence run South, along the East line of said lot, a distance of 50 feet to the SE corner thereof; thence run West, along the South line of said lot a distance of 80 feet to the point of beginning.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of the grantors nor his/her spouses.

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

And I/we do for myself/ourselves, and for my/our heirs, executors, and administrators, covenant with said GRANTEE its successors and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 4th day of November, 1995.

Everlene Ivey
EVERLENE IVEY

J.D. JOHNSON
J.D. JOHNSON

Agnes Smith
AGNES SMITH

STATE OF Ohio)
Cuyahoga COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, EVERLENE IVEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal of office this 4 day of November, 1995.

My Commission Expires:

July 18, 1998

Pamela R. Guthrie
Notary State of Ohio
Commission Expires
July 18, 1998

Pamela R. Guthrie
12/07/1995-35164
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00

Inst # 1995-35164

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Alabama
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, J.D. JOHNSON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal of office this 13th day of November, 1995.

My Commission Expires: 5-29-99

[Signature]
Notary Public

AFFIX SEAL

STATE OF Alabama
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, AGNES SMITH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal of office this 13th day of November, 1995.

My Commission Expires: 5-29-99

[Signature]
Notary Public

AFFIX SEAL

Inst # 1995-35164

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