

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia Hills, Alabama 35243

SEND TAX NOTICE TO:  
Kyle Lancaster  
1120 Norman Way  
Birmingham, AL 35242

## STATUTORY WARRANTY DEED Joint Tenants with Rights of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Two Hundred Seventy-Five Thousand Eight Hundred Thirty-Eight and 00/100 Dollars (\$275,838.00) and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt and sufficiency whereof are acknowledged,

**D.R. Horton, Inc. - Birmingham**

(herein referred to as GRANTORS, whether one or more) does, grant, bargain, sell and convey unto

**Kyle Lancaster and Shannon Lancaster**

(herein referred to as GRANTEE, whether one or more), all of its right, title and interest in and to that certain real estate situated in SHELBY County, Alabama, to-wit:

**Lot 120A, according to the Survey of Dunnivant Square Resurvey, as recorded in Map Book 42, pages 123A, 123B, & 123C, in the Probate Office of Shelby County, Alabama.**

Together with the nonexclusive easement to use the Common Area as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnivant Square as recorded in Instrument 20100713000222660 in the Probate Office of Shelby County, Alabama, as my be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").


Mineral and mining rights excepted. Subject to current taxes, conditions, covenants, easements and restrictions of record. \$217,838.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

By acceptance of this Deed, Grantees hereby covenant and agree for themselves and their heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all persons or entities holding under or through Grantees.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

**IN WITNESS WHEREOF**, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, hereto set her signature and seal this the 25th day of January, 2013.

  
20130211000059030 1/2 \$73.00  
Shelby Cnty Judge of Probate, AL  
02/11/2013 12:41:11 PM FILED/CERT

D. R. HORTON, INC. - BIRMINGHAM



BY: Brenda L. Gibson

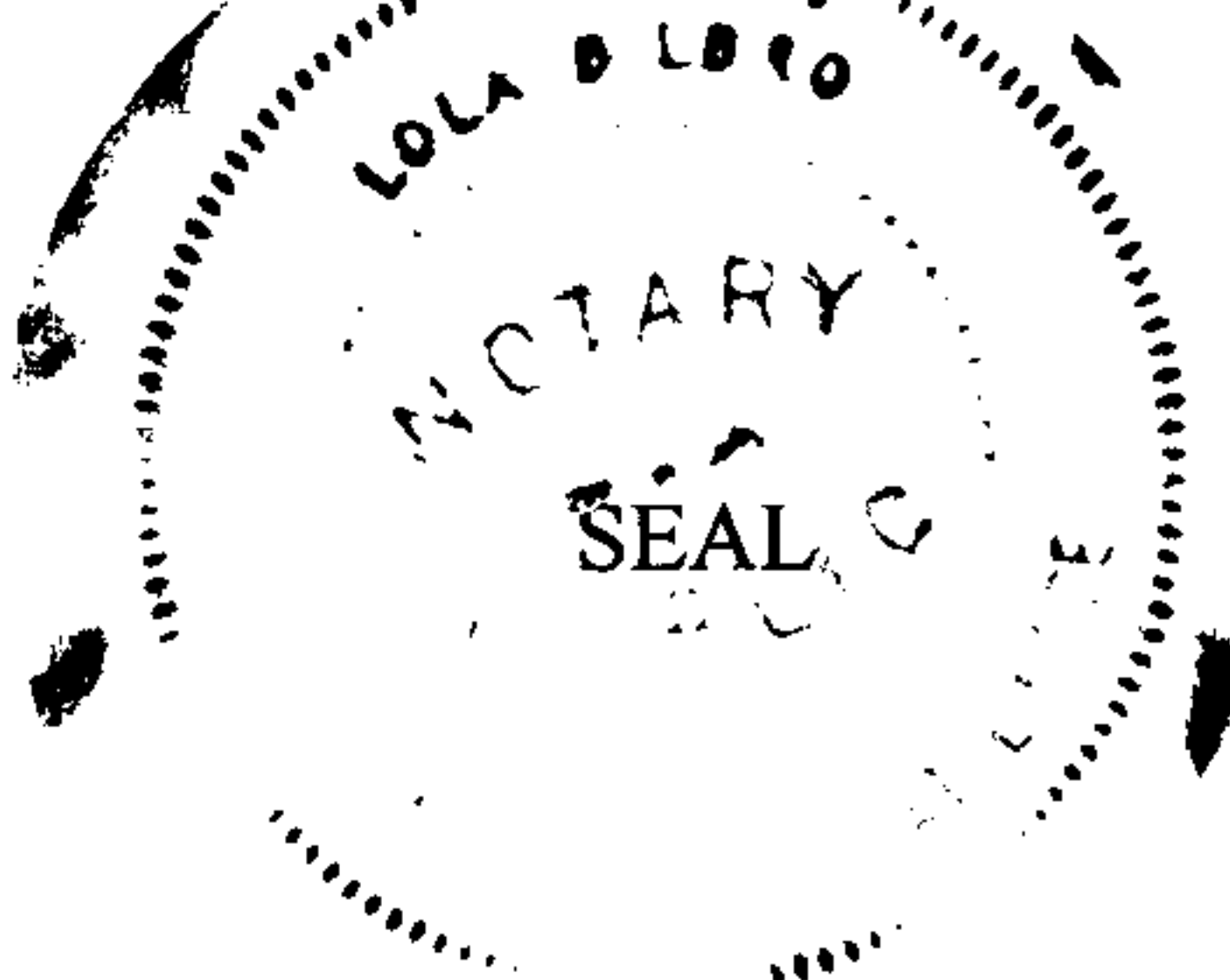
ITS: Assistant Secretary

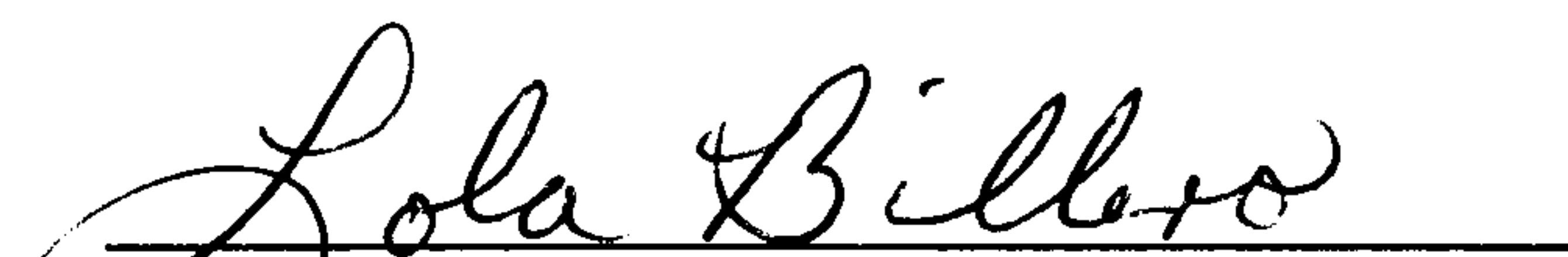
Shelby County, AL 02/11/2013  
State of Alabama  
Deed Tax: \$58.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenda L. Gibson whose name as Assistant Secretary of D.R. HORTON, INC. - BIRMINGHAM a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 25th day of January, 2013.



  
Notary Public  
My Commission Expires: 9-19-16

13-0006



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1*

Grantor's Name: DR Horton, Inc.

Grantee's Name: Kyle Lancaster  
Shannon Lancaster

Mailing Address: 3570 Grandview Parkway, Ste 100  
Birmingham, AL 35243

Mailing Address: 602 Morning Sun Drive  
Birmingham, AL 35242

Property Address: 1120 Norman Way  
Birmingham, AL 35242

Date of Sale: 1/25/13

Total Purchase Price: \$ 275,838.00

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other \_\_\_\_\_

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 to property 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 is 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 an 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 § 40-22-1 (h).

Date: 1-25-13


Print Name: D.R. Horton, Inc

Signature: [Signature]

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)

  
20130211000059030 2/2 \$73.00  
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