

GENERAL WARRANTY DEED

(HEATHER RIDGE)

\$ 670,466.00
Value

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, REGENCY DEVELOPMENT, INC. ("Grantor") does by these presents, grant, bargain, sell and convey unto D. R. HORTON, INC. - BIRMINGHAM ("Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Taxes for the year 1995 and subsequent years which are not yet due and payable.
2. Those matters appearing on Exhibit "B" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof to said Grantee its successors and assigns forever.

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is

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lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall forever warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on this 21 day of September, 1995.

REGENCY DEVELOPMENT, INC.

By: Dwight A. Sandlin
Dwight A. Sandlin, President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Dwight A. Sandlin, whose name as President of Regency Development, Inc., is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and official seal this 21st day of September, 1995.

Pamela A. West
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-8-99

This document was prepared by:

Phillip G. Stutts, Esquire
LEITMAN, SIEGAL, PAYNE & CAMPBELL, P.C.
600 North 20th Street
Suite 400
Birmingham, AL 35203

Send Tax Notice to:

D. R. HORTON, INC. - BIRMINGHAM
2901 Ascension Boulevard
Suite 100
Arlington, TX 76006

Exhibit "A"
(Heather Ridge)

Lots 10 and 11, according to the Survey of Heather Ridge, as recorded in Map Book 17, page 22 in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 42, according to the Survey of Heather Ridge, First Addition, Phase I, as recorded in Map Book 17, page 123 in the Probate Office of Shelby County, Alabama.

ALSO:

Lots 50 and 56, according to the Survey of Heather Ridge, First Addition, Phase II, as recorded in Map Book 17, page 124 in the Probate Office of Shelby County, Alabama.

ALSO:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, according to the Survey of Heather Ridge, Second Addition, Phase One, as recorded in Map Book 20, page 22 in the Probate Office of Shelby County, Alabama.

Exhibit "B"
(Heather Ridge)

Building line as shown by recorded map.

Easements as shown by recorded map.

Restrictions as shown by recorded map.

Coal, oil, gas and other mineral interests in, to or under the land herein described to the extent not owned by the grantor.

Restrictions recorded in Instrument No. 1994-1191 in the Probate Office of Shelby County, Alabama. (Lots 10 & 11)

Covenant for Storm Water Run-Off Control recorded in Instrument No. 1995-9001 in the Probate Office of Shelby County, Alabama. (Lots 10, 11, 50 & 56)

Right of way to Colonial Pipeline recorded in Volume 223, page 37 and Volume 268, page 817 in the Probate Office of Shelby County, Alabama. (adjacent to Lots 2, 3, 4, & 5)

Oil and Gas Lease recorded in Volume 326, page 951 in the Probate Office of Shelby County, Alabama. (Lots 10 & 11)

Restrictions recorded in Instrument No. 1993-35651 in the Probate Office of Shelby County, Alabama. (Lots 42, 50 & 56)

Right of way to Alabama Power Company recorded in Volume 225, page 226 in the Probate Office of Shelby County, Alabama. (adjacent to Lot 50)

Covenant for Storm Water Run-Off Control recorded in Instrument No. 1995-12723 in the Probate Office of Shelby County, Alabama. (Lot 42)

Restrictions recorded in Instrument No. 1995-17997 in the Probate Office of Shelby County, Alabama. (Lots 2-11, 2nd Add Ph I)

Covenant for Storm Water Run-Off Control recorded in Instrument No. 1995-19578 in the Probate Office of Shelby County, Alabama. (Lots 2-11 2nd Add Ph I)

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