

GENERAL WARRANTY DEED

(THE COVE)

\$ 169,432.00
Value

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1995-26659

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"
(Park Forest)

Lots 13 and 18, according to the Survey of Park Forest Subdivision
- Fourth Sector, as recorded in Map Book 18, page 95 in the Probate
Office of Shelby County, Alabama.

Exhibit "B"
(Park Forest)

Building line as shown by recorded Map.

Easements as shown by recorded Map.

Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1995-1627 and as shown by map attached to said document in the Probate Office of Shelby County, Alabama.

Restrictions appearing of recorded in Instrument 1994-19367, in the Probate Office of Shelby County, Alabama; but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Volume 319, page 451 and Volume 332, page 366, in the Probate Office of Shelby County, Alabama.

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