

GENERAL WARRANTY DEED

(SUMMER BROOK)

\$ 323,719.00  
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 21<sup>st</sup> 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"  
(Summer Brook)

Parcel I:

Lot 1, according to the Survey of Summer Brook Sector Two, as recorded in Map Book 18, page 75, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lots 88, 89, 90, 91, 92, 94, 95, 96, 97, 133, 134, 135, 136 and 137, according to the Survey of Summer Brook Phase Three, as recorded in Map Book 20, page 28, in the Probate Office of Shelby County, Alabama.

Exhibit "B"  
(Summer Brook)

Restrictions as shown by recorded Map. (Parcel I and II)

Building line as shown by recorded Map. (Parcel I and II)

Easement(s) as shown by recorded Map. (Parcel I and II)

Pipe line permit and Right of way to Southern Natural Gas Corporation, recorded in Deed Book 90, page 445 and Deed Book 90, page 333, and as shown by recorded map in the Probate Office of Shelby County, Alabama. (adjacent to Lot 1)

Easement to Alabaster Water and Gas Board, recorded in Deed Book 278, page 391, and as shown by map attached to said document, in the Probate Office of Shelby County, Alabama. (Lots 133, 134, 135, 136, & 137)

Restrictions appearing of record in Instrument 1994-15844, in the Probate Office of Shelby County, Alabama. (Parcel I)

Declaration of Protective Covenants, Conditions, Restrictions and Rights, as recorded in Instrument 1995-18940, in the Probate Office of Shelby, County, Alabama. (Parcel II)

Covenant for Storm Water Run-Off Control recorded in Instrument No. 1995-23698 in the Probate Office of Shelby County, Alabama. (both parcels)

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

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