

GENERAL WARRANTY DEED

(LENOX PARK)

\$ 2,557,784.00  
Value

STATE OF ALABAMA       )  
SHELBY COUNTY           )

Inst # 1995-26661

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.

Annella 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"  
(Lenox Place)

Lots 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, and 43, according to the Survey of Lenox Place, Phase One, as recorded in Map Book 19, page 44 in the Probate Office of Shelby County, Alabama.

ALSO:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54, according to the Survey of Lenox Place, Phase Two, as recorded in Map Book 19, page 157 in the Probate Office of Shelby County, Alabama.

Exhibit "B"  
(Lenox Place)

Building line as shown by recorded map.

Easements as shown by recorded map.

Restrictions as shown by recorded map.

Mineral and mining rights and rights incident thereto recorded in Volume 256, page 192, Volume 262, page 254 and Volume 327, page 553 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument No. 1995-12813 and as shown by map attached to said document in the Probate Office of Shelby County, Alabama. (Phase I only)

Declaration of Protective Covenants recorded in Instrument No. 1994-36074, amended and restated by Instrument No. 1995-25231 and corrected by Instrument No. 1995-26311 in the Probate Office of Shelby County, Alabama. (Phase I only)

Declaration of Protective Covenants recorded in Instrument No. 1995-12493 and amended and restated by Instrument No. 1995-25231 and corrected by Instrument No. 1995-26311 in the Probate Office of Shelby County, Alabama. (Phase II only)

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