

GENERAL WARRANTY DEED

(OAK MEADOWS)

\$ 19,000.00
Value

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1995-26662

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

pgs\horton\gw-deed.o-m 9/20/95

09/22/1995-26662
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 37.50

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"
(Undeveloped Oak Meadows & Lincoln Park)

The North 95 feet of Lot 16, Block 2, according to the Survey of Lincoln Park Subdivision, in Shelby County, Alabama, as recorded in Map Book 3, page 145, as recorded in the Probate Office of Shelby County, Alabama being more particularly described as follows: Begin at the NW corner of said Lot 16 and run thence East along the North line of said lot a distance of 80 feet to the Northeast corner thereof; thence run South along the East line of said Lot a distance of 95 feet; thence run West parallel with the South line of said Lot a distance of 80 feet to a point on the West line of said lot thence run North along the West line of said Lot a distance of 95 feet to the point of beginning.

ALSO:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron found locally accepted to be the Northeast corner of said Quarter-Quarter Section, thence run West along the North line of said Quarter-Quarter Section for a distance of 547.05 feet to an iron pin set at the point of beginning; thence turn an angle to the left of 81 degrees 42' 11" and run in a Southwesterly direction for a distance of 346.51 feet to an iron pin found; thence turn an angle to the right of 81 degrees 36' 11" and run in a Westerly direction for a distance of 528.80 feet to an iron pin found; thence turn an angle to the right of 98 degrees 23' 49" and run in a Northeasterly direction for a distance of 20.23 feet to an iron pin set; thence turn an angle to the right of 81 degrees 42' 11" and run in an Easterly direction for a distance of 108.15 feet to an iron pin found; thence turn an angle to the left of 92 degrees 03' 02" and run in a Northerly direction for a distance of 324.00 feet to an iron pin found on the North line of said Quarter-Quarter Section; thence turn an angle to the right of 92 degrees 03' 02" and run in an Easterly direction along the North line of said Quarter-Quarter Section for a distance of 479.33 feet to the point of beginning.

All situated in Shelby County, Alabama.

Exhibit "B"
(Undeveloped Oak Meadows & Lincoln Park)

Building line as shown by recorded map. (Lincoln Park)

Easement as shown by recorded map. (Lincoln Park)

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

Right of way to Alabama Power Company recorded in Volume 134, page 359 in the Probate Office of Shelby County, Alabama. (Oak Meadows)

Inst # 1995-26662

09/22/1995-26662
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 37.50