

STATUTORY WARRANTY DEED

(OAK MEADOWS)

STATE OF ALABAMA )

SHELBY COUNTY )

\$ 950,000.00  
Value

Inst # 1995-26663

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, REGENCY DEVELOPMENT, INC., (hereinafter referred to as "Grantor"), does by these presents, sell, grant, bargain and convey unto D. R. HORTON, INC. - BIRMINGHAM (hereinafter referred to as "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 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, to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this Statutory Warranty Deed to be executed by its duly authorized officer on this 21 day of September, 1995.

GRANTOR:

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, do hereby certify that Dwight A. Sandlin, whose name as President of Regency Development, Inc., is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Samela A. West  
Notary Public

My Commission Expires: 8-8-99

Prepared by:

Phillip G. Stutts  
Leitman, Siegal, Payne & Campbell, P.C.  
600 North 20th Street, Suite 400  
Birmingham, Alabama 35203

Send Tax Notice to:

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

Exhibit "A"  
(Undeveloped Oak Meadows)

Parcel I

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

Begin at a 3" capped iron found locally accepted to be the Southwest corner of said 1/4 - 1/4 Section; thence run North along the West line of said 1/4 - 1/4 Section for a distance of 1,001.32 feet to an iron pin set at the Southwest corner of a Deed recorded in Deed Book 202, page 211, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 92 degrees 03' 02" and run in an Easterly direction along said Deed for a distance of 191.85 feet to an iron pin set; thence turn an angle to the right of 98 degrees 17' 49" and run in a Southwesterly direction for a distance of 20.23 feet to a 1 1/2 " open top iron found at the Southwest corner of a Deed recorded in Deed Book 190, page 114 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 98 degrees 23' 49" and run in an Easterly direction along said Deed for a distance of 528.80 feet to an iron pin set; thence turn an angle to the left of 81 degrees 36' 11" and run in a Northeasterly direction for a distance of 119.45 feet to a 3" open top iron found at the Southwest corner of a Deed recorded in Deed Book 248, page 757 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 79 degrees 56' 17" and run in an Easterly direction along said Deed for a distance of 246.66 feet to a 3" open top iron found; thence turn an angle to the left of 89 degrees 39' 20" and run in a Northerly direction for a distance of 217.16 feet to an iron pin set on the South line of Meadow Brook 6th Sector as recorded in Map Book 8, page 44, in the Office of the Judge of Probate, Shelby County, Alabama, said iron pin set being on the North line of said 1/4 - 1/4 Section; thence turn an angle to the right of 91 degrees 25' 15" and run in an Easterly direction along the North line of said 1/4 - 1/4 Section and also along the South line of said Meadow Brook 6th Sector for a distance of 338.65 feet to a 3" capped iron found locally accepted to be the Northeast corner of said 1/4 - 1/4 Section, also being the Southeast corner of said Meadow Brook 6th Sector; thence turn an angle to the right of 88 degrees 12' 20" and run in a Southerly direction along the East line of said 1/4 - 1/4 Section for a distance of 1,229.81 feet to a 5/8" rebar iron found at the Northeast corner of a Deed recorded in Deed Book 225, page 330, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 92 degrees 10' 34" and run in a Westerly direction along said Deed for a distance of 628.88 feet to a bolt found at the Northwest corner of a Deed recorded in Deed Book 225, page 332, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 92 degrees 20' 02" and run in a Southerly

cont...

direction along said Deed for a distance of 104.88 feet to a bolt found on the South line of said 1/4 - 1/4 Section; thence turn an angle to the right of 92 degrees 23' 46" and run in a Westerly direction along the South line of said 1/4 - 1/4 Section for a distance of 692.19 feet to the point of beginning.

Less and except one acre for cemetery.

All situated in Shelby County, Alabama.

Exhibit "B"  
(Undeveloped Oak Meadows)

Right of way granted to Alabama Power Company recorded in Volume 225, page 616 and Volume 134, page 359, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 289, page 188 in the Probate Office of Shelby County, Alabama.

Easement to George A. Brown recorded in Volume 202, page 211 and Volume 218, page 801 in the Probate Office of Shelby County, Alabama.

Less and except any part lying within a public roadway.

Inst # 1995-26663

09/22/1995-26663  
03:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MCD 968.50