

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Ricky A. Scarborough

(Name) Lamar Ham

name

112 Brook Circle

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Pelham, AL 35124

Corporation Form Warranty Deed

Inst # 1996-00629

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND EIGHT HUNDRED FORTY FIVE AND NO/100-----
-----DOLLARS (\$120,845.00

to the undersigned grantor, D. R. Horton, Inc. - Birmingham

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ricky A. Scarborough

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL to-wit:

Lot 57, according to the Survey of Ivy Brook, Phase Two, Second Addition, as recorded in Map Book 20, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 96,650.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1996-00629

01/08/1996-00629
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, ~~and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.~~

IN WITNESS WHEREOF, the said GRANTOR by its Asst. Secretary who is authorized to execute this conveyance, hereto set its signature and seal,

this the 18th day of December, 1995.

ATTEST:

D. R. Horton, Inc. - Birmingham

By Charles G. Arcara
Charles G. Arcara, Asst. Secretary

STATE OF Alabama)
)
COUNTY OF Jefferson)

I, Lamar Ham
hereby certify that Charles G. Arcara

a Notary Public in and for said County, in said State,

whose name as Asst. Secretary of D. R. Horton, Inc. - Birmingham, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 the 18th day of December, 1995

Notary Public