

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: J. Eric Stovall

(Name) Lamar Ham

name

201 Ivy Brook Trail

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED AND NO/100-----
-----DOLLARS (\$117,400.00)

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

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto J. Eric Stovall and wife, Selina H. Stovall

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 42, according to the Survey of Ivy Brook, Phase Two, First Addition, as recorded in Map Book 19, page 35 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.

\$ 111,530.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1996-03633

02/02/1996-03633
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 14.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. ~~And said GRANTOR does for him, his executors and assigns, so that with said GRANTEE, their heirs and assigns, have lawfully, peaceably and lawfully, that they are free from all encumbrances, that it has a good right in said land and every part thereof, and that said GRANTOR and his successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.~~

IN WITNESS WHEREOF, the said GRANTOR, by its Asst. Secretary, Charles G. Arcara who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 19 96

ATTEST:

D. R. Horton, Inc. - Birmingham

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

STATE OF Alabama
COUNTY OF Jefferson

I, Lamar Ham a Notary Public in and for said County in said State, hereby certify that Charles G. Arcara 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 31st day of January 1996

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

Inst # 1996-03633