

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Nolan Edward Awbrey

(Name) Lamar Ham

name
195 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 TWENTY TWO THOUSAND FIVE HUNDRED TWENTY AND NO/100---
-----DOLLARS (\$122,520.00)

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 Nolan Edward Awbrey and wife, Kristin E. Awbrey

(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 45, 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.

\$ 98,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

\$ 29,500.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1996-05386

02/20/1996-05386
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 itself, its successors and assigns, its heirs and assigns, that it lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it does 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 GRANTEES, and their heirs and assigns forever, against the claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Asst. Secretary, Amelia E. Ambrester who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of February 19 96

D. R. Horton, Inc. - Birmingham

ATTEST:

By Amelia E. Ambrester
Amelia E. Ambrester, Asst. Secretary

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, Lamar Ham State, hereby certify that Amelia E. Ambrester 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 16th day of

February

1996

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

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