

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: James Joseph Serio

(Name) Lamar Ham

name

121 Heather Ridge Drive

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 FIFTY ONE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$151,900.00)

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

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James Joseph Serio and wife, Carla Renee Serio

(herein referred to as GRANTEEES) 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 11, according to the Survey of Heather Ridge, as recorded in Map Book 17, Page 22, 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.

\$ 144,300.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1996-10640
04/02/1996-10640
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 the said GRANTOR does hereby irrevocably and exclusively warrant with hold GRANTEEES, the whole and undivided part of the premises described herein, and they are not to be bound by any other person's claim to the same, and the said GRANTOR does hereby warrant that the same is not subject to any other person's claim, and that the same is not subject to any other person's claim, and that the same is not subject to any other person's claim.

IN WITNESS WHEREOF, the said GRANTOR, by its Asst. Secretary, Rebecca Hairelson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of March 19 96

D. R. Horton, Inc. - Birmingham

ATTEST:

By Rebecca Hairelson
Rebecca Hairelson, 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 Rebecca Hairelson 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 20th day of March 1996

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

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