

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Andre Sanders

(Name) Lamar Ham

name

102 Heather Way

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 SIX THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO/100-----DOLLARS (\$156,575.00)

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 Andre Sanders and wife, Loretha Sanders

(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 7, according to the Survey of Heather Ridge, Second Addition, Phase One, as recorded in Map Book 20, 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.

\$ 153,200.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

04/26/1996-13630
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 12.00

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 certify that the said GRANTEEES have received the purchase price of the above described premises, and that they are free from all claims and liens, and that they have no other interest in the said premises, and that they have no other interest in the said premises, and that they have no other interest in the said premises.

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 15th day of April 1996

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 15th day of April 1996

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

Inst # 1996-13630