

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Juan A. Morales

(Name) Lamar Ham

name

125 Blue Spring Place

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Alabaster, AL 35007

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 SEVEN THOUSAND SEVEN HUNDRED TWO AND NO/100---
-----DOLLARS (\$127,702.00)

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 Juan A. Morales and wife, Maria Del C. Morales a corporation,

(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 132, according to the Survey of Summer Brook, Sector 5, Phase 1 as recorded in Map Book 21, page 55 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.

\$ 112,300.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1996-40609

12/10/1996-40609
09:56 AM CERTIFIED
SEAL COUNTY CLERK OF PROBATE
24.00
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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 said GRANTOR does hereby warrant and defend the title to the above described premises, together with every contingent remainder and right of reversion, to the said GRANTEEES, their heirs and assigns forever, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, that they are free from all encumbrances, that it has a good right to be used for the purposes herein stated, and that it will not be subject to any other claim or demand of any person.

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 5th day of December 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 5th day of December 1996

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997