

STATUTORY WARRANTY DEED

Send Tax Notice: James M. Sanford
113 Blue Spring Place
Alabaster, AL 35007

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Birmingham, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Four Thousand Two Hundred and no/100-----Dollars
(\$134,200.00)

to the undersigned grantor, D. R. Horton, Inc. - Birmingham a corporation,
(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 M. Sanford and Shirley Ann Boone-Sanford

(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

Lot 135, according to the Survey of Summer Brook, Phase Three, as recorded in Map Book 20, page 28, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997.

Subject to 30 foot building line as shown by recorded map.

Subject to 30 foot Water Board Easement rear as shown by recorded map.

Subject to restrictions as shown by recorded map.

Subject to Easement to Alabaster Water & Gas Board recorded in Deed Book 278, page 391 and as shown by recorded map of said subdivision in the Probate Office of Shelby County, Alabama.

Subject to Declaration of Protective Covenants, Conditions, Restrictions and Rights recorded Instrument No. 1995-18940 in the Probate Office of Shelby County, Alabama.

Subject to Covenant for Storm Water Run-Off Control recorded in Instrument No. 1995-23698 in the Probate Office of Shelby County, Alabama.

\$120,750.00 of the purchase price was provided by a mortgage loan closed simultaneously herein.

Inst # 1997-11247

04/11/1997-11247
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 22.00

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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Asst. Secretary, Rebecca Hairelson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March, 1997

ATTEST:

D. R. Horton, Inc. - Birmingham

By Rebecca Hairelson, Asst. Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb

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 31st day of March

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Larry L. Halcomb

Notary Public

My Commission Expires: January 23, 1998