

This instrument was prepared by:

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Send Tax Notice to:

D.R. Horton, Inc. -
Birmingham
2090 Columbiana Road
Suite 4000
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE HUNDRED EIGHTY-NINE THOUSAND and NO/100 DOLLARS (\$189,000.00) to the undersigned grantors, **JAMES P. PHILEN** and wife **WILMA W. PHILEN** (the "Grantors"), in hand paid by **D.R. HORTON, INC. - BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee all of their right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Part of the NE1/4 of SW1/4 of Section 25, Township 20 South, Range 3 West, more particularly described as follows: Commence at the NE corner of NW1/4 of SW1/4 of Section 25, Township 20 South, Range 3 West, and run south 88 degrees 40' west along north boundary of said NW1/4 of SW1/4 a distance of 328.69 feet to point on SE right of way line of U.S. Highway #31; thence south 13 degrees 17' west along said right of way line a distance of 314.14 feet to a point; thence run north 88 degrees 40' east parallel to north boundary of NW1/4 of SW1/4 a distance of 448 feet to a point; thence continue north 88 degrees 40' east a distance of 202 feet to a point; thence run south 13 degrees 08' west 652.26 feet to point on north side of Wilson Road; thence turn at angle of 82 degrees 08' to left and run south 68 degrees 57' east along north side of Wilson Road a distance of 70 feet to the point of beginning of tract herein described, which point (iron pin) is the SE corner of tract sold to Marvin L. and Juanita D. Ryan by deed recorded in Deed Book 189 on page 384 in the Probate Office of Shelby County, Alabama; thence run north 13 degrees 08' east along the east boundary of said Ryan tract, a distance of 500 feet; thence turn an angle of 90 degrees right and run in easterly direction 210 feet; thence turn an angle of 90 degrees right and run in southerly direction and parallel to the east boundary of the Ryan tract a distance of 750 feet, more or less, to a point on north side of Wilson Road; thence follow north side of Wilson Road in a northwesterly direction, approximately 330 feet, more or less, to point of beginning.

Subject, however, to the following:

1. Taxes and assessments for the year 2000, and subsequent years, a lien not yet due and payable;
2. Easement to Alabama Power Company recorded in Deed Book 232, Page 380 in the Probate Office of Shelby County, Alabama;
3. Right of Way to Shelby County, Alabama, recorded in Deed Book 230, Page 200 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

Wilma W. Philen hereby represents and warrants that she is one and the same as Wilma B. Philen.

AND Grantors do represent and warrant and covenant with the Grantee, Grantee's successors and assigns, that Grantor are lawfully seized in fee simple of the Property; that the Property is free from all

Inst # 2000-20501

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08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 200.00

encumbrances except as noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors and Grantors' heirs and assigns will warrant and defend the same to the said Grantee, Grantee's successors and assigns, forever against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Deed on this 13th day of June, 2000.

Grantors:

James P. Philen (SEAL)
James P. Philen

Wilma W. Philen (SEAL)
Wilma W. Philen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James P. Philen, whose name 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 executed the same voluntarily on the day and year written above.

Given under my hand and seal, this 13th day of June, 2000.

Haile L. Muth
NOTARY PUBLIC
My Commission Expires: 2-28-02

(SEAL)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wilma W. Philen, whose name 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 executed the same voluntarily on the day and year written above.

Given under my hand and seal, this 13th day of June, 2000.

Haile L. Muth
NOTARY PUBLIC
My Commission Expires: 2-28-02

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