

This instrument was prepared by:

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3100 SouthTrust Tower  
Birmingham, AL 35203

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 ELEVEN THOUSAND and NO/100 DOLLARS (\$11,000.00) 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:

From the northeast corner of the NW1/4 of the SW1/4 of Section 25, Township 20 South, Range 3 West, run thence South 88 degrees 40 minutes West along the North boundary line of the said NW1/4 of the SW1/4 a distance of 328.69 feet to a point on the Southeast Right of way line of U.S. 31 Highway; thence South 13 degrees 17 minutes West along said R.O.W. line a distance of 314.14 feet to a point; thence North 88 degrees 40 minutes East, parallel to said North boundary of the NW1/4 of the SW1/4 a distance of 448.0 feet; thence South 13 degrees 08 minutes West for 680.70 feet to a point on the North side of Wilson Road; thence North 81 degrees 42 minutes East along the North side of Wilson Road for 200.0 feet to the point of beginning of the land herein described; thence continue North 81 degrees 42 minutes East for 10.0 feet; thence South 69 degrees 07 minutes East for 70.0 feet; thence North 13 degrees 08 minutes East for 168.99 feet; thence North 80 degrees 41 minutes West for 79.28 feet; thence South 13 degrees 20 minutes West for 157.73 feet, more or less, to the point of beginning. This land being a part of the SW1/4 of Section 25, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

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 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 13<sup>th</sup> 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 13<sup>th</sup> day of June, 2000.

(SEAL)

Hail L. Mill  
NOTARY PUBLIC  
My Commission Expires: 2-28-02

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 13<sup>th</sup> day of June, 2000.

(SEAL)

Hail L. Mill  
NOTARY PUBLIC  
My Commission Expires: 2-28-02

Inst # 2000-20502

06/20/2000-20502  
08:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HNS 22.00