


This instrument was prepared by:

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Send Tax Notice to:

D.R. Horton, Inc. - Birmingham
2090 Columbiana Road
Suite 400
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)


20021115000569930 Pg 1/3 151.50
Shelby Cnty Judge of Probate, AL
11/15/2002 07:58:00 FILED/CERTIFIED

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **ONE HUNDRED THIRTY-FOUR THOUSAND FOUR HUNDRED TWENTY-FOUR AND 66/100 DOLLARS (\$134,424.66)** to the undersigned grantor, **VILLAS BELVEDERE, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **D.R. HORTON, INC. - BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 30, 72, 73 and 95 according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the Probate Office of Shelby County, Alabama.

Subject, however, to those matters which are set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

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

AND Grantor does hereby represent and warrant and covenant with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's heirs, successors, 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, Grantor has caused this Deed to be properly executed on this 14th day of November, 2002.

GRANTOR:

VILLAS BELVEDERE, LLC,
an Alabama limited liability company

BY: 

Carter S. Kennedy
Its Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carter S. Kennedy, whose name as Manager of Villas Belvedere, LLC, an Alabama limited liability company, 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, and as such Manager, he executed the same voluntarily and with full authority for and as the act of said limited liability company.

Given under my hand and official seal this 6th day of November, 2002.

Regina H. Ellis
NOTARY PUBLIC
My Commission expires: 10-29-05

EXHIBIT A

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Permitted Encumbrances

1. Ad valorem taxes for year 2003 and subsequent years, as lien not yet due and payable.
2. Restrictions as shown by recorded map.
3. Subdivision restrictions shown on record plat in Map Book 29, Page 27, provide for Construction of Single Family Residences only.
4. Mineral and mining rights and rights incident thereto recorded in Instrument 1999-28267, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Volume 196, Page 248, in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded in Instrument 2001/50211, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Restrictions recorded in Instrument 2002/18725 and amended by Instrument 2002/295890, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. 10 foot planted buffer on North and 5 foot utility easement on South, as shown by recorded map. (Lot 95)
9. 5 foot easement on North, as shown by recorded map. (Lots 72 & 73)
10. 10 foot planted buffer on South and 5 foot utility easement on North, as shown by recorded map. (Lot 30)