

This instrument was prepared by:
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Timothy C. Learnard
Pamela C. Learnard
217 Belvedere Drive
Birmingham, AL 35242

Corporation Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred twenty four thousand and no/100 dollars

to the undersigned grantor, **D. R. HORTON, INC. - BIRMINGHAM**, a corporation

(herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Timothy C. Learnard and Pamela C. Learnard

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the PRObate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes, easements, restrictions, set-back lines and rights of way of record.

\$ 226,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

IN WITNESS WHEREOF, the said GRANTOR, by its Assistant Secretary, Charles G. Arcara who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of February 2004.

D. R. HORTON, INC. - BIRMINGHAM

By: Charles G. Arcara
Charles G. Arcara, Assistant Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles G. Arcara, whose name as Assistant 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 the said corporation, D. R. Horton, Inc. - Birmingham on the day the same bears date.

Given under my hand and official seal of office this the 23rd day of February, 2004.

Dawn C Moore
Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 29, 2006