

SEND TAX NOTICE TO:
Matthew David Fipps and Miriam Ellenburg
Fipps
195 Belvedere Drive
Birmingham, Alabama 35242

This instrument was prepared by
Sunny Henderson
Shannon Price, Attorney
P. O. Box 19144
Birmingham, AL 35219

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of **One Hundred Ninety Nine Thousand Nine Hundred Seventy One dollars & no cents (\$199,971.00)**
To the undersigned grantor, **D. R. Horton, Inc.** 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 **Matthew David Fipps and wife, Miriam
Ellenburg Fipps** (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 37, ACCORDING TO THE SURVEY OF VILLAS BELVEDERE, AS RECORDED IN
MAP BOOK 29, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SITUATED IN SHELBY COUNTY, ALABAMA.


- 1.) Subject to Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury of damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1999-28267.
- 2.) Subject to Subdivision Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 29, Page 27 A and B in the official records of Shelby County, Alabama, provide for Construction of Single Family Residences Only.
- 3.) Subject to Right of Way to Shelby County as recorded in Volume 196, Page 248.
- 4.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2001/50211 and Instrument 2002/18725 further amended in Instrument 2002/295890 in the official records of Shelby County, Alabama.
- 5.) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 29, Page 27.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its , who is authorized to execute this conveyance, has hereto set its signature and seal, this February 11, 2004.

ATTEST:

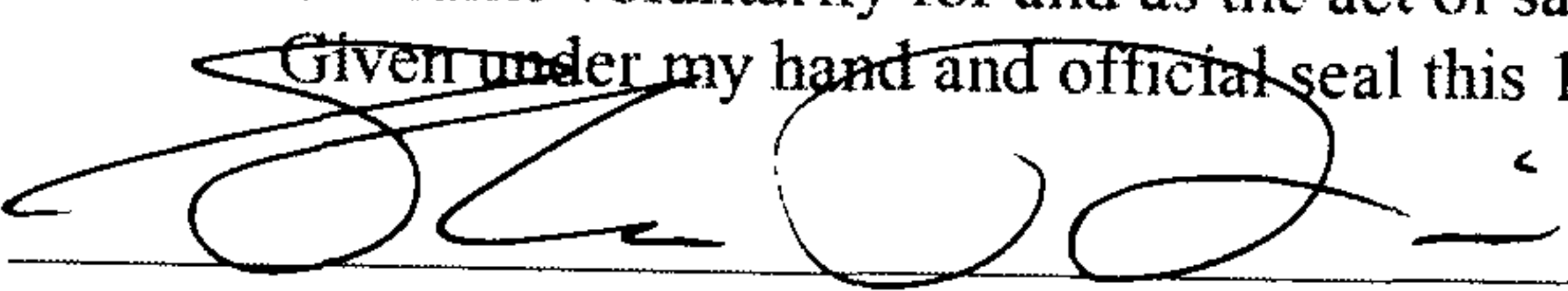
D.R. Horton, Inc.

By: 
By: **Brenda L. Gibson, as Assistant Secretary**

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brenda L. Gibson** who is named as , **Assistant Secretary** of **D.R. Horton, Inc.**, 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 11th day of February, 2004.



Notary Public.
(Seal)

CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Closers' Choice