

THIS INSTRUMENT PREPARED BY:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Batenga Obuseh
161 Highview Cove
Pelham, Alabama 35124

CORPORATION GENERAL WARRANTY DEED

Joint Tenants with Rights of Survivorship



20050111000016730 Pg 1/1 25.00
Shelby Cnty Judge of Probate, AL
01/11/2005 12:41:00 FILED/CERTIFIED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of **One Hundred Thirty Nine Thousand Eight Hundred Eighty Nine Dollars and 00/100 Dollars (\$139,889.00)**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR,

D.R. Horton, Inc.-Birmingham

(hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES,

Batenga Obuseh and Francis Obuseh

(Hereinafter referred to as GRANTEES), as joint tenants with right of survivorship, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

LOT 257, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 8, AS RECORDED IN MAP BOOK 33, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Mineral and mining rights excepted.

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

\$125,900.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its **Assistant Secretary** who is authorized to execute this conveyance, hereto set his signature and seal this the **5th** day of **January, 2005**.

D.R. Horton, Inc.-Birmingham

By: Charles G. Arcara
Its: 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 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 said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **5th** day of **January, 2005**.

Raymond T. Estes
Notary Public - Raymond T. Estes

My Commission Expires: July 11, 2007