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

SEND TAX NOTICE TO:
Shannon K. O'Brien
146 Highview Cove
Pelham, Alabama 35124

# STATUTORY WARRANTY DEED
## Joint Tenants with Rights of Survivorship

**STATE OF ALABAMA** }

**COUNTY OF SHELBY** }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty-Five Thousand One Hundred Fifty-Seven and 00/100 Dollars ($145,157.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

20050712000349300 1/1 $13.50
Shelby Cnty Judge of Probate,AL
07/12/2005 02:13:00PM FILED/CERT

**D.R. Horton, Inc. - Birmingham**

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

**Shannon K. O'Brien and James Michael O'Brien**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 168, 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 current taxes, easements and restrictions of record.

$142,915.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEE 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, hereto set his/her signature and seal this the 28th day of June, 2005.

D. R. HORTON, INC. - BIRMINGHAM

Brenda L. Gibson

BY:
ITS: Assistant Secretary

STATE OF ALABAMA )
COUNTY OF JEFFERSON )

Shelby County, AL 07/12/2005
State of Alabama

Deed Tax:$2.50

I, R. TIMOTHY ESTES, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenda L. Gibson 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, the 28th day of June, 2005.

RAYMOND T. ESTES NOTARY PUBLIC STATE AT LARGE SEAL

Raymond Estes

Notary Public - R. TIMOTHY ESTES
My Commission Expires: July 07, 2007