

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

20070731000356350 1/1 \$20.50  
Shelby Cnty Judge of Probate, AL  
07/31/2007 02:15:46PM FILED/CERT

SEND TAX NOTICE TO:  
Scott E Hedge  
2046 Belvedere Cove  
Birmingham, AL 35242

## STATUTORY WARRANTY DEED Joint Tenants with Rights of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **Three Hundred Eight Thousand Fifty-Two and 00/100 Dollars (\$308,052.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt and sufficiency whereof are acknowledged,

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

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

**Scott E Hedge and Debbie L Hedge**

(herein referred to as GRANTEE, whether one or more), all of their right, title and interest in and to that certain real estate situated in SHELBY County, Alabama, to-wit:

**Lot 41, according to the Final Map of Belvedere Cove Phase III, as recorded in Map Book 36, page 113, in the Probate Office of Shelby County, Alabama**

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

\$246,441.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

\$52,368.00 of the consideration was paid from a mortgage loan closed simultaneously herewith, second and subordinate to the first mortgage..

**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 26th day of July, 2007.

D. R. HORTON, INC. - BIRMINGHAM

Shelby County, AL 07/31/2007  
State of Alabama

Deed Tax: \$9.50



BY: Brenda L Gibson

ITS: Assistant Secretary

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, Rolanda M Daws, 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 26th day of July, 2007.





Notary Public - Rolanda M Daws

My Commission Expires: 8/4/08