

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

20090109000007970 1/1 \$27.50
Shelby Cnty Judge of Probate, AL
01/09/2009 02:32:08PM FILED/CERT

SEND TAX NOTICE TO:
DaVida L. Spann
2019 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 Twenty-Five Thousand Nine Hundred Eighty-Three and 00/100 Dollars (\$325,983.00)** 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) does, grant, bargain, sell and convey unto

DaVida L. Spann and Jermaine L. Spann

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

Lot 27, according to the Survey 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. \$309,683.00 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 Attorney-in-Fact who is authorized to execute this conveyance, hereto set his signature and seal this the 31st day of December, 2008.

D. R. HORTON, INC. - BIRMINGHAM



BY: R. Timothy Estes

As Attorney-in-Fact Under Limited Power of Attorney

STATE OF ALABAMA)

Shelby County, AL 01/09/2009
State of Alabama

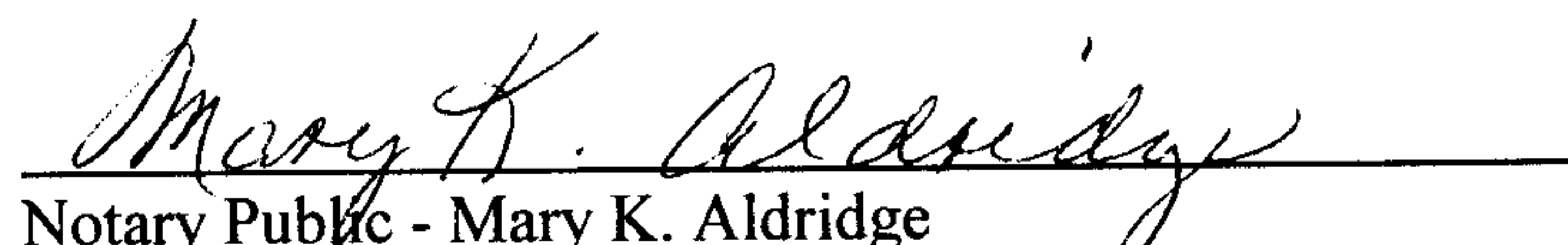
COUNTY OF JEFFERSON)

Deed Tax: \$16.50

I, Mary K. Aldridge, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. Timothy Estes, whose name as Attorney-in-Fact for 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, in his capacity as Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 31st day of December, 2008.




Notary Public - Mary K. Aldridge
My Commission Expires: July 22, 2011