



20090423000150580 1/3 \$257.00
Shelby Cnty Judge of Probate, AL
04/23/2009 03:50:22PM FILED/CERT

240,000

This instrument was prepared by:
Gail Livingston Mills, Esq.
Burr & Forman LLP
3400 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:
D. R. Horton, Inc. - Birmingham
2090 Columbiana Road, Suite 4000
Birmingham, Alabama 35216

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to the undersigned grantor, **RIME HOLDINGS, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **D.R. HORTON, INC. - BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lots 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102 & 118, according to the Survey of Kensington Place, Phase I, Sector 1, as recorded in Map Book 37, Page 147 in the Probate Office of Shelby County, Alabama.

Subject, however, to those matters which are set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND Grantor does hereby represent and warrant and covenant with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's heirs, successors, and assigns will warrant and defend the same to the said Grantee, Grantee's successors and assigns, forever against the lawful claims of all persons whomsoever.

{Signature of Following Page}

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IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this 16 day of April, 2009.

GRANTOR:

RIME HOLDINGS, LLC,
an Alabama limited liability company

By: 
Lawrence S. Nickles, Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lawrence S. Nickles, whose name as Vice President of Rime Holdings, LLC, an Alabama limited liability company 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 Vice President executed the same voluntarily and with full authority for and as the act of limited liability company.

Given under my hand and official seal this 16 day of April, 2009.

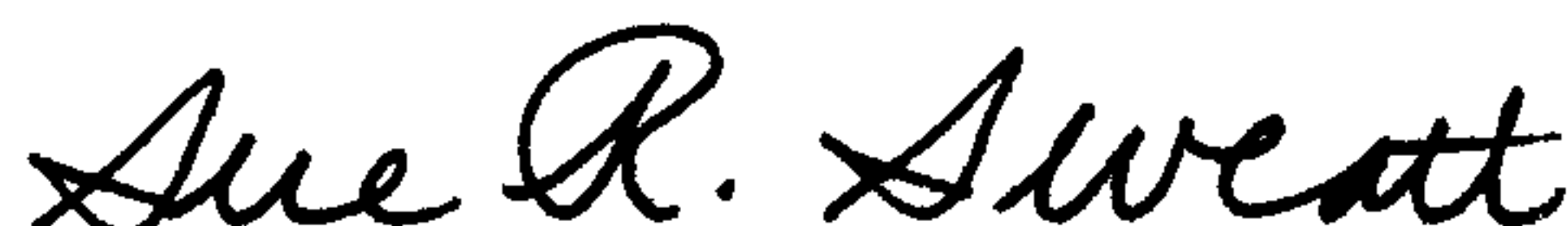

NOTARY PUBLIC
My Commission expires: Jan 15, 2012
NOTARY PUBLIC STATE OF ALABAMA AS LARGE
NOT COMMISSIONED UNTIL: Jan 15, 2012
BORN: 11/15/1954 NOTARY FOR LLC UNDERWRITERS

EXHIBIT A

Permitted Encumbrances

1. Taxes and assessments for the year 2009 and subsequent years, which are not yet due and payable.
2. Easement to BellSouth as recorded in Instrument 2006012500041060 in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Instrument 20040630000358870 in the Probate Office of Shelby County, Alabama.
4. Right of Way to Shelby County, recorded in Deed Book 239, Page 815 in the Probate Office of Shelby County, Alabama.
5. Less and except any portion of the subject property lying within a road right of way.
6. Easement to Bellsouth recorded in Instrument 2006022400089610, Instrument 2006022400089620, Instrument 20060022400089630, Instrument 2006022400089640 and Instrument 20060222400085650 in the Probate Office of Shelby County, Alabama.
7. Easement recorded in Instrument 2006050800215790 in the Probate Office of Shelby County, Alabama.
8. Easement to Alabama Power recorded in Instrument 20060828000422460 in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power recorded in Instrument 20060829000425060 in the Probate Office of Shelby County, Alabama.
10. Grant of Land Easement with restrictive covenants recorded as Instrument 20071108000516320 and Instrument 20060829000425060 in the Probate Office of Shelby County, Alabama.
11. Declaration of Protective Covenants, Restrictions and Conditions as recorded in Instrument #20061227000626700 in the Office of the Judge of Probate of Shelby County, Alabama.
12. Easement recorded in Instrument #20061227000626720 in the Probate Office of Shelby County, Alabama.
13. Building line(s), Easement(s) and Restriction(s) as shown by recorded map.

Shelby County, AL 04/23/2009
State of Alabama

Deed Tax: \$240.00