

20090821000323200 1/3 \$247.00
Shelby Cnty Judge of Probate, AL
08/21/2009 02:46:02 PM FILED/CERT

Shelby County, AL 08/21/2009

State of Alabama

Deed Tax : \$230.00

THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Jr.
Leitman, Siegal, Payne & Campbell, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

SEND TAX BILL TO:

D.R. Horton, Inc. – Birmingham
2090 Columbiana Road, Suite 4000
Birmingham, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

230,000.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid 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 of which 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:

Lot 91, 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.

Lots 48, 58, 60, 62, 63, 80, 81, 82, and 83, according to the Survey of Kensington Place, Phase I, Sector 2 as recorded in Map Book 40, page 75, in the Probate Office of Shelby County, Alabama.

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

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

And Grantor does, for itself, its successors and assigns, represent and warrant and covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said 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; and that Grantor, and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.




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IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 19th day of August, 2009.

GRANTOR:

RIME HOLDINGS, LLC

an Alabama limited liability company

By: 
Name: Lawrence S. Nickles
Its: Authorized Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lawrence S. Nickles, whose name as Authorized Representative 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 19th day of August, 2009.



Notary Public
My Commission Expires: 1/15/2012

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. Terms and conditions of that certain Easement Agreement filed for record May 8, 2006, recorded in Instrument 20060508000215790, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20060828000422460, in the Probate Office of Shelby County, Alabama.
7. Grant of Land Easement with restrictive covenants to Alabama Power Company recorded in Instrument 20071108000516320 and Instrument 20060829000425060 in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants, Restrictions and Conditions as recorded in Instrument 20061227000626700, in the Probate Office of Shelby County, Alabama.
9. Building line(s), Easement(s) and Restriction(s) as shown by recorded Map Book 37, page 147 and Map Book 40, page 75.