



20120206000044950 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
02/06/2012 02:55:44 PM FILED/CERT

Shelby County, AL 02/06/2012  
State of Alabama  
Deed Tax: \$50.00

**THIS INSTRUMENT PREPARED BY:**

W. Harold Parrish, Jr.  
Leitman, Siegal, Payne & Campbell, P.C.  
420 North 20th Street, Suite 2000  
Birmingham, Alabama 35203

**SEND TAX BILL TO:**

D.R. Horton, Inc. – Birmingham  
3570 Grandview Parkway, Suite 100  
Birmingham, Alabama 35243

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

\$ 50.00

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, **LACEY'S GROVE PARTNERS, 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:

Lots 144 and 147 according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, 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 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 1<sup>st</sup> day of February, 2012.

**GRANTOR:**

**LACEY'S GROVE PARTNERS, LLC,**  
an Alabama limited liability company

By:

Name:

Its:

Thomas H. Brigham Jr.  
Managing Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify  
that Thomas H. Brigham, Jr, whose name as Managing Member of  
**LACEY'S GROVE PARTNERS, 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/she, as such Managing Member  
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 1<sup>st</sup> day of February, 2012.

Rebecca Jane Belkanger  
Notary Public  
My Commission Expires: 4/08/2013

## **EXHIBIT "A"**

### **PERMITTED ENCUMBRANCES**

1. Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
2. Building lines, easements and restrictions as shown on the Survey of Lacey's Grove Phase 2 as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.
3. Lacey's Grove Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20051013000532900, Amendment #1 to Declaration of Covenants, Conditions and Restrictions as recorded in Instrument 20061221000621000, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Volume 102, page 266, Deed Volume 102, page 264 and Deed Volume 102, page 265, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Deed Volume 154, page 501 and Deed Volume 154, page 499, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20050803000393820 and Instrument 20061212000601470, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 106, page 565, in the Probate Office of Shelby County, Alabama.