THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Raymond Capital, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

20230315000071080 03/15/2023 10:38:48 AM DEEDS 1/2 SEND TAX NOTICE TO: Rosalyn Marie Dixon 557 Koslin Way Calera, AL 35040

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 Forty-One Thousand Nine Hundred and 00/100 (\$341,900.00) Dollars and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

D.R. Horton, Inc. - Birmingham (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

James Calvin Narcisse-Cousar and Rosalyn Marie Dixon (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 40, Amended Final Plat Koslin Farms Phase 1, according to the map or plat thereof, recorded in Plat Book 56, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$335,706.00 of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed 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.

By acceptance of this Deed, Grantees hereby covenant and agree for themselves and their heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all persons or entities holding under or through Grantees.

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, has hereto set his/her signature and seal this the 13th day of March 2023.

D. R. HORTON, INC. – BIRMINGHAM

By: Brenda L. Gibson
Its: Assistant Secretary

STATE OF ALABAMA)

COUNTY OF SHELBY

I, 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 13th day of March 2023.

Notary Public – R. Timothy Estes

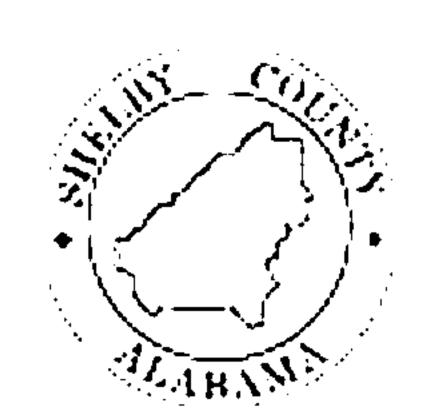
My Commission Expires: 07/11/2023

File No. 422-235000059

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	D. R. Horton, Inc Birmingham	James Calvin Narcisse-Cousa Grantee's Name Rosalyn Marie Dixon
Mailing Address	2188 Parkway Lake Drive, Suite 101 Hoover, AL 35244	Mailing Address <u>557 Koslin Way</u> Calera, AL 35040
Property Address 557 Koslin Wa	557 Koslin Way Calera, AL 35040	Date of Sale March 13, 2023
	Odicia, AL OUTO	Total Purchase Price \$341,900.00
		or Actual Value <u>\$</u>
		or Assessor's Market Value <u>\$</u>
•	rice or actual value claimed on the k one) (Recordation of documen	nis form can be verified in the following documentary tary evidence is not required)
Bill of Sale	£	Appraisal
X Sales Cont Closing Sta		Other
Instructions	of this form is not required.	
	and mailing address - provide teir current mailing address.	the name of the person or persons conveying interest t
Grantee's name property is being		the name of the person or persons to whom interest t
• •	ss - the physical address of the prest to the property was conveyed.	operty being conveyed, if available. Date of Sale - the dat
•	price - the total amount paid for the instrument offered for record.	ne purchase of the property, both real and personal, bein
conveyed by th	• • • • • • • • • • • • • • • • • • • •	e true value of the property, both real and personal, bein This may be evidenced by an appraisal conducted by ket value.
current use valu	lation, of the property as determ for property tax purposes will be	rmined, the current estimate of fair market value, excludin ined by the local official charged with the responsibility of used and the taxpayer will be penalized pursuant to Cod
accurate. I furth		hat the information contained in this document is true an tements claimed on this form may result in the imposition 5 40-22-1 (h).
Date March 13, 2	023	Print D.R. Horton, Inc. – Birmingham By: Brenda L. Gibson, Assistant Secretary
Unattested		Sign La Museu A. Dulling



(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2023 10:38:48 AM
\$31.50 JOANN

20230315000071080

(Grantor/Grantee/Owner/Agent) circle one

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