

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. John Ebbert  
713 Heatherwood Drive  
 (Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY-TWO THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100's-----

to the undersigned grantor, CHOICE BUILDERS, INC. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto

JOHN E. EBBERT, and wife MAVIS A. EBBERT  
 (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY,  
 ALABAMA:

Lot 4, according to the survey of Heatherwood, First Sector, First Addition, as recorded  
 in Map Book 9, Page 66, in the Probate Office of Shelby County, Alabama.

-----4-1-\$42,500.00 was paid from a mortgage loan  
 closed simultaneously with delivery of this deed.

BOOK 089 PAGE 945

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

1986 SEP 10 PM 1:30

*Thomas W. Sullivan, Jr.*  
 JUDGE OF PROBATE

1. Deed Tax \$ ---  
 2. Mtg. Tax ---  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 3.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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. And said GRANTOR  
 does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said  
 premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
 and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns  
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, WILLIAM TERRY PHILLIPS  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22<sup>nd</sup> day of August 1986

ATTEST:

CHOICE BUILDERS, INC.

By William Terry Phillips  
 President

Secretary

STATE OF ALABAMA  
 COUNTY OF Jefferson

I, THE UNDERSIGNED  
 State, hereby certify that WILLIAM TERRY PHILLIPS

whose name as President of CHOICE BUILDERS, INC.  
 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

22<sup>nd</sup>

day of

August

1986

*Jeff. Ted. Siz*

*Bill Phillips*  
 Notary Public