

This instrument was prepared by

Send Tax Notice to:

(Name) Roger W. Ellis
(Address) 2232 Cahaba Valley Drive
Birmingham, AL 35242

1152
David A. DeMeis
2508 Westminster Circle
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 175000.00)

ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00 CENTS

to the undersigned grantor, a corporation, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
Joe Curtis Turpin Jr. as President of T & T Quality Homes, Inc.

the said corporation, (herein referred to as GRANTORS) does grant, bargain, sell and convey unto

David A. DeMeis and Mary F. DeMeis, as husband and wife,
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to wit:

Lot 23, according to the survey of Meadowridge, as recorded in Map Book 11, Page 40, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to any prior reservation or conveyance of record pertaining to mineral and mining rights in, on, or under subject property.

Subject to any and all easements, restrictions, covenants, rights-of-way and any other conditions of record.

NOTE: A purchase money mortgage in the amount of \$ 100000.00 has been executed simultaneously with this deed, to finance the purchase price of \$ 175000.00 .

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 19 AM 10:27

Thomas W. Saunders Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 75.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 78.50

BOOK 194 PAGE 848
TO HAVE AND TO HOLD Unto the said grantees 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 GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it 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, shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President
who is authorized to execute this conveyance, has hereunder set its signature and seal, this 14th day of July, 1988.

ATTEST:

Secretary

By *Joe Curtis Turpin Jr.* (Seal)
Joe Curtis Turpin Jr.
President

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Joe Curtis Turpin Jr.

whose name as President of T & T Quality Homes, 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 14th day of July A.D., 1988.
My commission expires: Dec. 19, 1991

Trisha Rean Campbell
Notary Public Trisha Rean Campbell

Ellis & Fridlin