

SEND TAX NOTICE TO:

(Name) WILLIAM ANDREW MC CRITE, JR.

(Address) 1979 Lakemont Drive

Birmingham, Al. 35244

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TWO THOUSAND AND 00/100 DOLLARS (\$202,000.00)

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

WILLIAM ANDREW MC CRITE, JR., and wife, NANACY PORTER MC CRITE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama

Lot 17, according to the Survey of Southpointe, Sixth Sector, Phase II, as recorded in Map Book 15, page 24, in the Probate Office of Shelby County, Alabama.

\$ 180,000.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subjet to 1993 taxes no yet due and payable.

Inst # 1993-02456

01/26/1993-02456
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, TOMMY MAYSON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of January 1993

ATTEST:

GOOD EARTH BUILDERS, INC.

By [Signature] President
TOMMY MAYSON

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, J. DAN TAYLOR a Notary Public in and for said County in said State, hereby certify that TOMMY MAYSON whose name as President of GOOD EARTH 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 15th day of January 19 93

[Signature]
J. DAN TAYLOR Notary Public