

SEND TAX NOTICE TO:

John C. Earnest, Jr.

(Name) Carroll C. Earnest

1686 Southpointe Drive

(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, Alabama 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED NINETEEN THOUSAND FOUR HUNDRED AND NO/100-----

to the undersigned grantor, H.D.H. CONSTRUCTION CO., 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

John C. Earnest, Jr. and Carroll C. Earnest

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY COUNTY, ALABAMA.

Lot 2, according to the Survey of Southpointe, Seventh Sector, as recorded in Map Book 15, Page 54, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien, but not due and payable until October 1, 1993.

Existing easements, rights of way and restrictions of record.

\$ 170,000.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1993-03944

02/10/1993-03944
01:01 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 56.00

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of February 19 93

H.D.H. CONSTRUCTION CO., INC.

ATTEST:

By  Harry D. Horton President

STATE OF Alabama }
COUNTY OF JEFFERSON }

I, Gene W. Gray, Jr.

State, hereby certify that HARRY D. HORTON

whose name as President of H.D.H. CONSTRUCTION CO., 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

8th

day of February

19 93

Gene W. Gray, Jr.

Notary Public