

SEND TAX NOTICE TO:

WARREN S. KUNTZ

(Name) PATRICIA A. KUNTZ

1111 COUNTRY CLUB CIRCLE

(Address) BIRMINGHAM, ALABAMA 35244

11-7-35-0-002-001.019

This instrument was prepared by

(Name) CORLEY, MONCUS & WARD, P.C.--Gene W. Gray, Jr.

(Address) 2100 SOUTHBRIDGE PARKWAY SUITE 650, 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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED THIRTY-FIVE THOUSAND, ONE HUNDRED FORTY-TWO DOLLARS AND NO/00

to the undersigned grantor, ED GRAY HOMES, 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

WARREN S. KUNTZ and PATRICIA A. KUNTZ (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3434, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 34th ADDITION, AS RECORDED IN MAP BOOK 15, PAGE 32 A, B, and C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

Advalorem taxes which constitute a lien, but are not due and payable until October 1, 1994
Easements, restrictions and rights of way of record.
License Agreement

\$303600.00 of the consideration was paid from the proceeds of mortgage loans.

Inst # 1993-37823

11/29/1993-37823
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 40.50

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, ED GRAY who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of NOVEMBER 19 93

ATTEST:

ED GRAY HOMES, INC.

By

ED GRAY

President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Gene W. Gray, Jr. a Notary Public in and for said County in said State, hereby certify that ED GRAY

whose name as President of ED GRAY 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 the

day of NOVEMBER 12, 19 93

Gene W. Gray, Jr.

Notary Public

MY COMMISSION EXPIRES: 11/09/94

Inst # 1993-37823