

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Ronald T. Chapman
1152 Riverchase Parkway
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$172,400.00) to the undersigned grantor, CAMEO CONSTRUCTION COMPANY, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto RONALD T. CHAPMAN AND KAREN H. CHAPMAN (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 11-A, according to the Survey of Riverchase Country Club, Tenth Addition, Residential Subdivision, as recorded in Map Book 8, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$163,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, 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, CAMEO CONSTRUCTION COMPANY, INC. the said GRANTOR, by Jerry Dailey its President who is authorized to execute this conveyance, has hereto set its signature and seal, this 26th day of January, 1994.

CAMEO CONSTRUCTION COMPANY, INC.

By: Jerry Dailey
Jerry Dailey, President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry Dailey whose name as President of CAMEO CONSTRUCTION COMPANY, 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, in his capacity 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 26th day of January, 1994.

My Commission Expires: 11/20/96

Notary Public

Inst # 1994-03127

01/31/1994-03127
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.50

Inst # 1994-03127