

PREPARED BY: CU Lending, Inc., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: BRETT K. JORDAN AND DAWN H. JORDAN
1652 WINGFIELD DRIVE, BIRMINGHAM, AL 35242

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$290,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, PRECISION HOMEBUILDERS, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, BRETT K. JORDAN AND DAWN H. JORDAN (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 918, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 9TH SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 63 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

PRECISION HOMEBUILDERS, INC. PURCHASED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY INSTRUMENT RECORDED IN 1993-20323. HOWEVER, THE DEED WAS IN ERROR SHOWING THE GRANTEES NAME AS PRECISION HOMES, INC.

THE CORRECT NAME OF THE GRANTOR IS PRECISION HOMEBUILDERS, INC.

\$261,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY 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 the GRANTOR does for itself and for its successors and assigns covenant with 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; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on the 23RD day of FEBRUARY, 1994.

PRECISION HOMEBUILDERS, INC.

BY: *Sam L. Baker*
ITS: SAM L. BAKER, 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 SAM L. BAKER, whose name is signed as PRESIDENT of PRECISION HOMEBUILDERS, INC. to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 23RD day of FEBRUARY, 1994.

My commission expires: 9-3-95

Chris J. Guly
Notary Public

1994-06572

03/01/1994-06572
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 37.50

Calvin Tittle

14-06572