

SEND TAX NOTICE TO:

(Name) Charles Dave McAlister  
Leslie A. McAlister  
 (Address) 112 Park Place  
Alabaster, AL 35007

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.  
3800 Colonnade Parkway, Suite 650  
 (Address) Birmingham, AL 35243

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 Eighty Three Thousand Eight Hundred Seventy and 00/100 Dollars

Denman Builders, Inc.

to the undersigned grantor.  
 (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

Charles Dave McAlister and Leslie A. McAlister

(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 13, according to the survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.  
 Existing easements, restrictions, set-back lines, limitations, of record.

\$79,300.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-07305

03/07/1994-07305  
 10:34 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCB 13.30

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 28th day of February 19 94

ATTEST:

Denman Builders, Inc.

By Rodney Denman President

STATE OF Alabama }  
 COUNTY OF Jefferson }

I, the undersigned  
 State, hereby certify that Rodney Denman

whose name as President of Denman 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 28th day of February 19 94

Christopher P. Mandy  
 Notary Public

My Commission Expires: 10-27-97

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