

This instrument was prepared by



Send Tax Notice To:

(Name) Morris J. Princiotta, Jr.
31 Inverness Center Pkwy. #360
(Address) Birmingham, Alabama 35242

Mr. & Mrs. John P. Curry
110 Dogwood Trail
Montevallo, Alabama 35115

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND, NINE HUNDRED, AND NO/100..(\$114,900.00) DOLLARS

to the undersigned grantor, Classic American Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,
said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN P. CURRY AND WENDY L. CURRY, HUSBAND AND WIFE

(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 20, according to the survey of Park Forest Subdivision, 5th Sector as recorded in Map Book 17 page 91 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes for 1994 and subsequent years, not yet due & payable.
2. Easements, Restrictions, Covenants, Conditions, Transmission Line Permits, Agreements, & Building setback line of record.
3. Title to all minerals within & underlying the premises, together with all mining rights & other rights, privileges & immunities relating thereto, including rights set out in Deed 122 page 333 & Deed 325 page 546 in Probate Office.

03/16/1994-08590
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 20.00

\$103,410.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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, the said GRANTOR, by its President, John W. Brock who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of March 19 94.

ATTEST:

CLASSIC AMERICAN HOMES, INC.

Secretary

By

John W. Brock

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that John W. Brock whose name as President of Classic American 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 11th day of

March 19 94.

Notary Public

Inst # 1994-08590

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