

**SEND TAX NOTICE TO:**

James W. Early and  
(Name) Cheryl L. Early  
2069 Brook Highland Ridge  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 150E  
(Address) Birmingham, Alabama 35223

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 Three Hundred Forty Thousand Six Hundred Seventy and 00/100 -----

to the undersigned grantor, Vista 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 James W. Early and Cheryl L. Early

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, to wit:

Lot 2021, according to Brook Highland, an Eddleman Community, 20th Sector, as recorded in  
Map Book 16 page 148 in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

Subject to ad valorem taxes for 1994 and subsequent years not yet due and payable until  
October 1, 1994.

Subject to covenants and restrictions, building lines, easements and right-of-ways of record.

Subject to mineral and mining rights of record and all rights and privileges incident thereto.

\$306,000.00 of consideration was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

Inst # 1994-09923

03/28/1994-09923  
08:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 43.50

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, James B. Wagon, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of March 19 94  
Vista Homes, Inc.

ATTEST:

\_\_\_\_\_  
Secretary

STATE OF Alabama  
COUNTY OF Jefferson

I, Clayton T. Sweeney a Notary Public in and for said County in said  
State, hereby certify that James B. Wagon, Jr.  
whose name as President of Vista 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 18th

day of March 19 94

My commission expires: 5/29/95

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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SHELBY COUNTY JUDGE OF PROBATE