

Send Tax Notice To:

Clifford E. Chance  
105 Silver Leaf Lane  
Alabaster, Alabama 35007  
PID# 58-23-6-24-0-000-001-048

Inst # 1994-12923

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of

**One Hundred Three Thousand Four Hundred and 00/100'S \*\*\* (\$103,400.00)**

**to the undersigned Grantor Wright Homes, Inc.** a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

**Clifford E. Chance and Darla J. Chance**

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 13, according to the Survey of Harvest Ridge, First Sector, as recorded in Map Book 12, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.**

\$97,400.00 of the above stated consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith of even date herewith.

Subject to ad valorem taxes for 1994 and subsequent years, easements, covenants, restrictions, right of way(s), as same are filed of public record and further subject to mineral and mining rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive 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 Grantee, his, her or their heirs and assigns, that it 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 Grantee, his, her or 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, hereto set its signature and seal this **8th day of April, 1994.**

**Wright Homes, Inc.**

04/20/1994-12923  
02:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 17.00

  
Richard A. Wright, President

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Wright** whose name as **President of Wright 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this **8th** day of **April, 1994**.

  
Notary Public  
My commission expires: 01/24/95

94137A

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

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