

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred, Nineteen Thousand, Four Hundred, Eight Dollars (\$119,408.00) and other good and valuable consideration to the undersigned grantor, REGENCY DEVELOPMENT, INC. a corporation (hereinafter referred to a GRANTOR) in hand paid by the GRANTEEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto JOHN W. JENNINGS AND WIFE, ILIANA V. JENNINGS (hereinafter referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the survey of Park Forest Subdivision, Second Sector as recorded in Map Book 16, Page 84 in the Probate Office of Shelby County, Alabama

\$96,756.00 of the above consideration is paid by two purchase money mortgages filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEEES, 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 GRANTEEES herein) in the event that 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 GRANTEEES herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Charles G. Arcara who is authorized to execute this conveyance has hereunto set its signature and seal this the 26th day of May, 1994

ATTEST:

Secretary

Charles G. Arcara
Vice President 1994-18958
Inst

STATE OF ALABAMA
JEFFERSON COUNTY

06/14/1994-18958
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.50

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles G. Arcara, Vice President of Regency Development, Inc., a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 26th day of May, 1994.

[Signature]

Notary Public

This instrument was prepared by:
F. Wayne Keith
229 Lorna Square
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
John W. and Iliana V. Jennings
402 Dogwood Cove
Alabaster, Alabama 35007

Inst # 1994-18958