

STATE OF ALABAMA
JEFFERSON COUNTY

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY-SIX THOUSAND and no/100 DOLLARS (\$136,000.00) to the undersigned grantor, R & K BUILDERS, L.L.C., an Alabama corporation, hereinafter ("GRANTOR"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto JOHN N. TALANTIS and MARY H. TALANTIS (hereinafter "grantees"), as joint tenants with right of survivorship, all of its interest in the following described real estate, situated in ~~JEFFERSON~~ ^{Shelby} County, Alabama:

Lot 38, according to the survey of Bent River Estates, Phase I, as recorded in Map Book 17 page 135 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$50,000.00 of the purchase price is from a purchase money first mortgage.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, JOHN REAMER, PARTNER of said corporation who is duly authorized to sign the same, has hereunto set his hand and seal this 1st day of JUNE 13, 1994.


R & K BUILDERS, L.L.C.
BY: JOHN REAMER, PARTNER

STATE OF ALABAMA
JEFFERSON COUNTY

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that JOHN REAMER, PARTNER of said corporation, and whose name is signed to the foregoing instrument and who is known to me, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of the corporation with full authority to do so, on the day the same bears date.


Notary Public

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park, Suite 212, Birmingham, AL. 35223.

Send tax notice to: JOHN N. TALANTIS, 1586 Bent River Circle, Birmingham, AL. 35226.

Inst # 1994-19130

06/15/1994-19130
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 94.50

Inst # 1994-19130