

SEND TAX NOTICE TO:

(Name) Eleanor M. Brown
 Brian D. Brown
 621 Brooks Lane
 (Address) Hoover, AL 35244

This instrument was prepared by

(Name) Clayton T. Sweeney
 2700 Hwy 280E, Suite 290E
 (Address) Birmingham, AL 35223
 Form TITLE 5400 1-84
 CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

4-20319

STATE OF ALABAMA }
 COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Eighty-Five Thousand Nine Hundred Dollars and No/100's

to the undersigned grantor, Ever-Ridge Builders, 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

Eleanor M. Brown and Brian D. Brown
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama

Lot 7, according to the Survey of The Highlands, 1st Sector, as recorded in Map Book 17,
 Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

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

Existing covenants and restrictions, easements, building lines and limitations of record.

\$105,900.00 of the purchase price recited above was paid from a mortgage
 loan closed simultaneously herewith.

Inst # 1994-20319

06/27/1994-20319
 01:53 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 88.50

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, Paul S. Everidge
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of June 19 94

ATTEST:

Ever-Ridge Builders, Inc.

By Paul S. Everidge President

STATE OF Alabama }
 COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said
 State, hereby certify that Paul S. Everidge
 whose name as President of Ever-Ridge Builders, 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 22nd day of June 19 94

My commission expires: 05/29/95

Notary Public