

This instrument was prepared by

Send Tax Notice To: Janet Crosby

(Name) Lamar Ham

name

106 Ivy Brook Drive

address

Pelham, AL 35124

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHT THOUSAND THREE HUNDRED TEN AND NO/100-----
-----DOLLARS (\$108,310.00)

to the undersigned grantor, Regency Development, Inc.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Janet Crosby, an unmarried woman

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL
to-wit:

Lot 88, according to the Survey of Ivy Brook Phase One, as recorded in Map
Book 18, page 21 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 105,010.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

Inst # 1994-20795

07/01/1994-20795
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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 encum-
brances, 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 Closing Agent who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 24th day of June, 1994.

ATTEST:

Regency Development, Inc.

By Amelia E. Ambrester
Amelia E. Ambrester, Closing Agent

STATE OF Alabama

COUNTY OF Jefferson

I, Lamar Ham

a Notary Public in and for said County, in said State,

hereby certify that Amelia E. Ambrester

whose name as Closing Agent of Regency Development, 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 24th day of June, 1994

MY COMMISSION EXPIRES NOVEMBER 9, 1997

Notary Public