

SEND TAX NOTICE TO:

Thomas E. Starnes, Jr. and  
(Name) Jacqueline J. Starnes

1030 Berrington Circle  
(Address) Birmingham, AL 35242

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

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

That in consideration of Two Hundred Seventy-Three Thousand Five Hundred and 00/100----Dollars

to the undersigned grantor, Robert S. Grant Const., 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

Thomas E. Starnes, Jr. and Jacqueline J. Starnes  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama

Lot 1031, according to the Survey of Brook Highland, an Eddleman Community,  
10th Sector, Second Phase, as recorded in Map Book 18, Page 36, A & B 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.

\$231,500.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

Inst # 1994-27763

09/09/1994-27763  
10:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCO 50.50

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, Robert S. Grant  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of August 1994

ATTEST: Robert S. Grant Const., Inc.

By Robert S. Grant 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 Robert S. Grant  
whose name as President of Robert S. Grant Const., 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 August 19 94  
My commission expires: 5/29/95  
[Signature]  
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

1994-27763