

This instrument was prepared by

Send Tax Notice To: DONALD L. SAMPLE, JR.

(Name) Corley, Moncus & Ward, P.C.

name

2555 WOODFERN CIRCLE

address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

BIRMINGHAM, ALABAMA 35244

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$279,900.00)
to the undersigned grantor, ED GRAY HOMES, 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 DONALD L. SAMPLE, JR. AND WIFE LINDA L. SAMPLE (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 3205, ACCORDING OT THE SURVEY OF RIVERCHASE COUNTRY CLUB, 32ND ADDITION AS RECORDED IN MAP BOOK 14, PAGE 53 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1994.

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14, BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AT PAGE 550, INSTRUMENT #1992-8439, IN SAID PROBATE OFFICE.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED 127, PAGE 140. RELEASE OF DAMAGES AS SET OUT INSTRUMENT #1994-12718, IN SAID PROBATE OFFICE.
EASEMENTS AND RIGHTS OF WAY OF RECORD.

\$ 216,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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, the 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 it 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 same GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT who is authorized to execute this conveyance, hereto set its signature and seal,

this the 6th day of September, 1994.

ATTEST:

ED GRAY HOMES, INC.

By ED GRAY, PRESIDENT

STATE OF Alabama

COUNTY OF Jefferson

I, GENE W. GRAY, JR.

hereby certify that ED GRAY

whose name as PRESIDENT of ED GRAY HOMES, 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 6th day of September, 1994

CWJTR

Notary Public

Inst # 1994-12718

09/12/1994-28059
03:56 PM
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 72.50