

SEND TAX NOTICE TO:

Cecil S. Nepomuceno
Edna M. Nepomuceno
1070 Country Club Circle
Hoover, AL 35244

This Instrument Prepared By:
Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
2117 Second Avenue North
Birmingham, Alabama 35203

10/10/1994-30768
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 12.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifty-five Thousand and no/100 Dollars (\$355,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Cherry-Walker Construction, Inc.** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Cecil S. Nepomuceno and Edna M. Nepomuceno** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3414, according to the Survey of Riverchase Country Club, Thirty-fourth Addition, as recorded in Map Book 15, Page 32, in the Probate Office of Shelby County, Alabama.

- Subject to:
1. 1994 ad valorem taxes.
 2. Existing easements, restrictions, set back lines, limitations, if any, of record.

The entire purchase price recited above was paid by two purchase money mortgages closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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.

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And Cherry-Walker Construction, Inc. does for itself and for its successors and assigns, covenant with the 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; 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, Cherry-Walker Construction, Inc. has hereunto set its hand and seal this the 30th day of September, 1994.

CHERRY WALKER CONSTRUCTION, INC.

By:

James Cherry
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES CHERRY, whose name as President of Cherry-Walker Construction, Inc., 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, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1994.

[Signature]
Notary Public
My Commission Expires: 8/21/95

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