

This instrument was prepared by:
Clayton T. Sweeney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Sonya R. Hunt
617 Brooks Lane
Hoover, AL 35244

STATE OF ALABAMA}
JEFFERSON COUNTY}

Corporation Form Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eighty-six Thousand Seven Hundred Dollars and No/100's (\$186,700.00)** to the undersigned grantor, **EVER-RIDGE BUILDERS, 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 **Sonya R. Hunt** (herein referred to as GRANTEE) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 6, 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 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$149,360.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE her 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 GRANTEE, her 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 15th day of November, 1994.

EVER-RIDGE BUILDERS, INC.


By **Paul S. Everidge**
President

Inst # 1994-35106
11/28/1994-35106
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 46.00

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, 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 15th day of November, 1994


Notary Public

My Commission Expires:

5-29-95

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1994-35106