

SEND TAX NOTICE TO:

Curtis A. Jester and  
(Name) Denise M. Jester  
2010 Highland Drive  
(Address) Hoover, AL 35244

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Highway 280 East, 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 Thousand and 00/100-----Dollars

to the undersigned grantor, Ever-Ridge Builders, 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

Curtis A. Jester and Denise M. Jester

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama

Lot 19, 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:

Advalorem taxes for the year 1995 which are a lien but are not due and payable  
until October 1, 1995.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 190,000.00 of the consideration was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 1994-35136

11/28/1994-35136  
03:13 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 208.50

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, Paul S. Everidge  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of October 19 94

ATTEST:

Ever-Ridge Builders, Inc.

By Paul S. Everidge 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 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 31st day of October 1994

My Commission expires: 5/29/95

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

# 1994-35136