

GENERAL WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of : ONE HUNDRED EIGHTY THOUSAND NINE HUNDRED SEVEN and NO/100's dollars (\$180,907.00) to the undersigned grantor, **CLASSIC AMERICAN HOMES, INC.**, (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto **JOHN W. BROCK** and **CATHY D. BROCK** as joint tenants with rights of survivorship (hereinafter grantee"), all of its interest in the following described real estate, situated in **SHELBY** County, Alabama:

Lot 39 according to the survey of Weatherly Glen Abbey, Sector 12, as recorded in Map Book 18 page 128 in the Probate Office of Shelby County, Alabama.

Inst # 1995-31500

Subject to any and all matters of public record, including but not limited to easements, restrictions, rights of way and public rights and all other matters which can be easily discerned by a survey and public view. Also subject to payment of 1996 taxes, which are currently a lien but not yet payable.

\$85,000.00 of the purchase price is from a purchase money first mortgage executed simultaneously herewith.

To have and to hold unto the said grantees, their successors and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantees, their successors, heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 grantee, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, **JOHN W. BROCK** as the president of **CLASSIC AMERICAN HOMES, INC.** and who is duly authorized, has hereunto set his hand and seal this 27th day of **OCTOBER** 1995.


CLASSIC AMERICAN HOMES, INC. by and through its president
JOHN W. BROCK

STATE OF ALABAMA
JEFFERSON COUNTY

021401/1995-31500
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 104.50

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **JOHN W. BROCK** as president of **CLASSIC AMERICAN HOMES, INC.** and whose name 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 executed the same voluntarily for and as the act of the corporation and with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 27th day of **OCTOBER** 1995.


My commission expires: 7-26-1997.

NOTARY PUBLIC

Prepared by : Mark Tipples, 4 Office Park Circle #215 Birmingham, Al. 35223.

Send tax notice to : **JOHN W. BROCK** 109 Selwyn Alabaster, Al. 35007