

SEND TAX NOTICE TO:

(Name) HAROLD DEASON
133 HIGH HAMPTON DRIVE
(Address) PELHAM, AL 35124

This instrument was prepared by

(Name) ANNE R. STRICKLAND, ATTORNEY AT LAW
5330 STADIUM TRACE PARKWAY, SUITE 250
(Address) BIRMINGHAM, AL 35244

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION - Birmingham, AL

1996-106514
Inst
04/02/1996-106614
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NO 58.50

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, **GOOD EARTH BUILDERS, INC.**
(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

HAROLD DEASON AND CLAUDIA DEASON

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY COUNTY, ALABAMA, TO WIT:**

LOT 6, ACCORDING TO THE SURVEY OF HIGH HAMPTON, SECTOR 1, AS RECORDED IN MAP BOOK 19, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

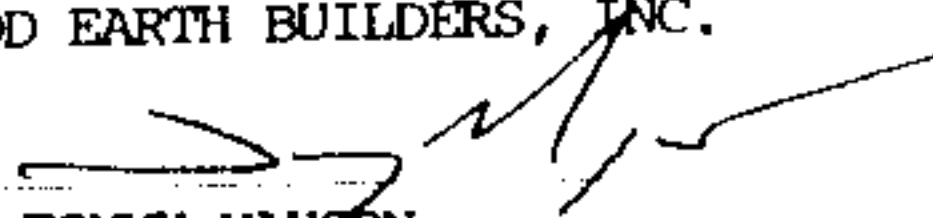
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND COVENANTS OF RECORD; TAXES FOR 1996 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

\$200,000.00 OF THE PURCHASE PRICE RECITED HEREIN WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED 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, 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,** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **28TH** day of **MARCH** 1996

GOOD EARTH BUILDERS, INC.

By 
TOMMY MAYSON

President

ATTEST:

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, **ANNE R. STRICKLAND**
State, hereby certify that **TOMMY MAYSON**

a Notary Public in and for said County in said

whose name as **President of GOOD EARTH 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 **28TH**

day of **MARCH**

19 **96**


ANNE R. STRICKLAND
Notary Public

MY COMMISSION EXPIRES: 5/11/97