

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Gregory Lee Clore
(Address) 3303 Tree Crossings Parkway
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Three Thousand and No/100ths (\$53,000.00) - - - - - DOLLARS

to the undersigned grantor Sukar Construction Company, 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

Gregory Lee Clore and wife, Karon Heffinger Clore

(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 3028, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, page 88, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, restrictions, rights of way, building lines, limitations, and current taxes, if any, of record.

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

Inst 1996-11197

04/05/1996-11197
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
61.50
801 984

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 it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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(s) this 2nd
day of April, 19 96.

ATTEST:

Secretary

Sukar Construction Company, Inc.

By Nassib Sukar
Nassib Sukar, President

STATE OF ALABAMA

Shelby

County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nassib Sukar, whose name as President of Sukar Construction Company, 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), (she), 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 2nd day of April, A.D., 19 96.

3-16-2000

My Commission Expires:

Notary Public