

Send Tax Notice To:
JEFFREY D. HUNTER and MARY E. HUNTER
143 Grande Club Drive
Alabaster, AL 35007

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-6600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

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

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Three Thousand Nine Hundred Dollars and no/100---

to the undersigned grantor, **BILTMORE HOMES, INC.**, a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

JEFFREY D. HUNTER and wife, MARY E. HUNTER

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama to-wit:

Lot 5, according to the Survey of Grande View Estates, Givianpour Addition to
Alabaster, 3rd Addition, as recorded in Map Book 20 page 111 in the Probate
Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 110,900.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Biltmore Homes, Inc. is one and the same company as Biltmore, Inc.

05/02/1996-14365
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 41.50

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Mike Niknafs**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of April 19 96

ATTEST:

By 
MIKE NIKNAFS President

Secretary

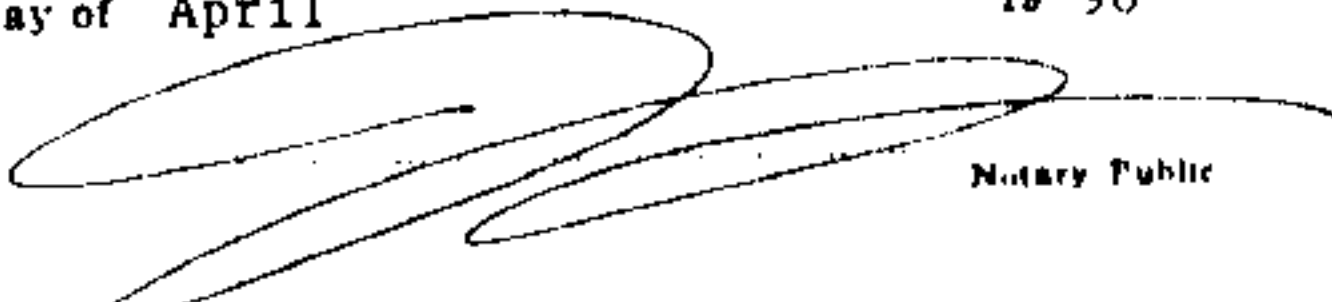
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
State, hereby certify that **MIKE NIKNAFS**
whose name as the President of **BILTMORE HOMES, 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 18th day of April 19 96

Form ALA-33

8-29-98


Notary Public

Inst # 1996-14365