

# CORPORATION WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY-TWO THOUSAND ONE HUNDRED SIXTY-FOUR and 36/100 DOLLARS (\$182,164.36) to the undersigned grantor, CLASSIC AMERICAN HOMES INC., an Alabama Corporation, (hereinafter "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto RICKY D. WOODS AND CINDY W. WOODS (Grantees), as joint tenants with rights of survivorship, all of its interest in the following described real estate, situated in SHELBY County, Alabama:

Lot 4, according to the Survey of Jewell's Subdivision, as recorded in Map Book 19 page 5 A and B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$142,900.00 of the consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted. 1997 taxes are currently a lien but are not yet due and payable.

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

IN WITNESS WHEREOF, JOHN BROCK, President, of said CLASSIC AMERICAN HOMES, INC. who is duly authorized to sign the same, has hereunto set his hand and seal this 14TH day of NOVEMBER, 1996.

  
JOHN W. BROCK, President

CLASSIC AMERICAN HOMES, INC. 12/06/1996-40292

02:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 48.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that JOHN W. BROCK, President of CLASSIC AMERICAN HOMES, INC., and whose name is signed to the foregoing instrument and who is known to me, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of CLASSIC AMERICAN HOMES, INC. with full authority to do so, on the day the same bears date.

  
Notary Public

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 215, Birmingham, AL. 35223.

Send Tax Notice to: RICKY D. and CINDY W. WOODS 178 Highway 42, Calera, Alabama 35040

39,264.36  
amty. 12-96

Inst # 1996-40292