

SEND TAX NOTICE TO:
DAVID J. COZZARELLI
STEPHANIE A. COZZARELLI
2045 FOREST MEADOWS CIRCLE
BIRMINGHAM, ALABAMA 35242

This instrument was prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

STATE OF ALABAMA)
)
SHELBY COUNTY)
CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100'S (\$247,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, EVER-RIDGE BUILDERS, INC., a corporation, (hereinafter referred to as grantor), does grant, bargain, sell and convey unto DAVID J. COZZARELLI and STEPHANIE A. COZZARELLI, (hereinafter referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 63, according to the survey of Forest Meadows, 2nd Sector, as recorded in Map Book 20, Page 16, in the Probate Office of Shelby County, Alabama.

\$177,000.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

To have and to hold unto the said grantees, their heirs and assigns, forever; And grantor does, for itself and for it's 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 noted 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, the president of said corporation who is duly authorized, has hereunto set his hand and seal this 18th of November, 1996.


EVER-RIDGE BUILDERS, INC.
BY: PAUL S. EVERIDGE
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that PAUL S. EVERIDGE who as the president of EVER-RIDGE BUILDERS, INC., 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 on the day the same bears date.

GIVEN under my hand and official seal this the 18 day of November, 1996


Notary Public
My Commission Expires: 10-06-1997

12/10/1996-40632
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 78.50

Inst. # 1996-40632