

SEND TAX NOTICE TO:
MARK J. PARTYKA
244 CLAIRMONT ROAD
STERRETT, ALABAMA 35147

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-TWO THOUSAND AND NO/100'S (\$242,000.00) 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 MARK J. PARTYKA and JENEA MCMANUS PARTYKA, (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 134, according to the Survey of Forest Parks - 1st Sector, as recorded in Map Book 22, Page 28 A, B, & C, in the Probate Office of Shelby County, Alabama.

\$204,000.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

To have and to hold unto the said Grantees 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor does for itself, its successors and assigns covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the premises; that they are free from all encumbrances, except as set forth herein 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 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 17th day of November, 1998.

EVER-RIDGE BUILDERS, INC.

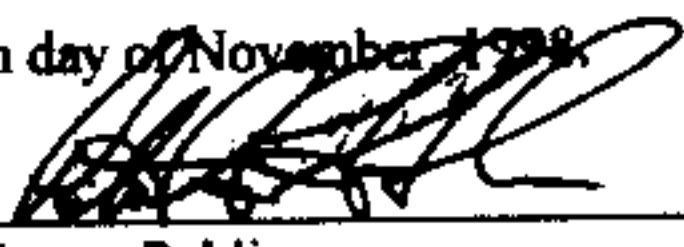

BY: PAUL S. EVERIDGE
Its: President

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 17th day of November, 1998.




Notary Public
My Commission Expires: 10/06/2001

11/19/1998-46062
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
RM EL 46.50

Inst # 1998-46062