

00-0745

SEND TAX NOTICE TO:EMERSON LENOIR
1044 GREYSTONE COVE DRIVE
BIRMINGHAM, ALABAMA 35242

Inst # 2000-41738

CORPORATION WARRANTY DEED with SURVIVORSHIP AMONG TENANTS IN COMMON

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$467,000.00 to the undersigned grantor, **AMBERSON CONSTRUCTION, 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 **EMERSON LENOIR and GLORIA J. LENOIR, HUSBAND AND WIFE** (herein referred to as GRANTEES) as tenants in common with commensurate rights and interests for the period or term that they shall both survive, and upon the death of the first of said grantees to die the interest of the decedent shall pass to the survivor of the said Grantees, and the heirs and assigns of said survivor, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 97, ACCORDING TO THE AMENDED MAP OF THE COVE OF GREYSTONE, PHASE I, AS RECORDED IN MAP BOOK 26, PAGE 39 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$252,700.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES, in the manner herein granted as aforesaid, and to the heirs and assigns of the survivor thereof, forever.

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, except as hereinabove provided, 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by RICHARD C. AMBERSON, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of November, 2000.

ATTEST:

AMBERSON CONSTRUCTION, INC.

BY: 
RICHARD C. AMBERSON, PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that RICHARD C. AMBERSON whose name as PRESIDENT of AMBERSON CONSTRUCTION, 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 coporation.

Given under my hand the 21st day of November, 2000.


Notary Public

My Commission Expires: _____

Prepared by:

CHRISTOPHER P. MOSELEY

MOSELEY & ASSOCIATES, P.C.

3800 COLONNADE PARKWAY STE, 630

BIRMINGHAM, ALABAMA 35243

MY COMMISSION EXPIRES OCTOBER 27, 2001

12/05/2000-41738
09:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMB 225.50