

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

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Carl E. Ray and
Dianna B. Ray
1301 West Grande View Lane
Maylene, AL 35114

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three Hundred Twenty-Two Thousand Five Hundred and no/100 Dollars (\$322,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CLASSIC AMERICAN HOMES, INC.**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **CARL E. RAY and DIANNA B. RAY** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 805, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster 8th Addition, as recorded in Map Book 32, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$290,250.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Incorporation and Operating Agreement and same have not been modified or amended.

To Have and to Hold to 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 created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the 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 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, the said Grantor, by **Cathy Brock**, its **Vice President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 26th day of April, 2016.

Shelby County, AL 05/12/2016
State of Alabama
Deed Tax: \$32.50

CLASSIC AMERICAN HOMES, INC.

Cathy Brock

BY: Cathy Brock, ITS: Vice President

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cathy Brock**, whose name as **Vice President** of **CLASSIC AMERICAN HOMES, INC.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this 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 26th day of April, 2016.

JERRICA PIKE FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2017

Jerrica Fletcher

Notary Public

My Commission Expires: 05/01/2017


20160512000161640 1/2 \$49.50
Shelby Cnty Judge of Probate, AL
05/12/2016 10:20:17 AM FILED/CERT

