

This instrument prepared by:  
PADEN & HARRIS  
100 CONCOURSE PARKWAY, SUITE 130  
BIRMINGHAM, AL 35244

Send Tax Notice To:  
KEVIN DUANE DUNN  
104 DEER RUN DRIVE  
ALABASTER, ALABAMA 35007

R93-680

## WARRANTY DEED

### STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Nineteen Thousand Nine Hundred and 00/100'S \*\*\*** to the undersigned GRANTOR, **UNITED HOMEBUILDERS, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE, the receipt of which is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **KEVIN DUANE DUNN** (herein referred to as GRANTEE) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 2, ACCORDING TO THE SURVEY OF APACHE RIDGE, SECTOR FOUR, AS  
RECORDED IN MAP BOOK 16, PAGE 90 IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

Inst # 1993-23053

08/04/1993-23053  
05:30 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 17.00

Inst # 1993-23053

#### SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not due and payable until October 1, 1993.
2. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Building setback line of 35 feet reserved from Deer Run Drive as shown by plat.
4. Restrictions, covenants and conditions as set out in instruments recorded as Instrument No. 1992-17633 and Map Book 16, Page 90.

\$113,900.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns forever.

And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his or her 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 GRANTEE, his or her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **UNITED HOMEBUILDERS, INC.**, a corporation, by its President, **LEONARD W. COGGINS**, who is authorized to execute this conveyance, has hereto set its signature and seal this 28th day of July, 1993.

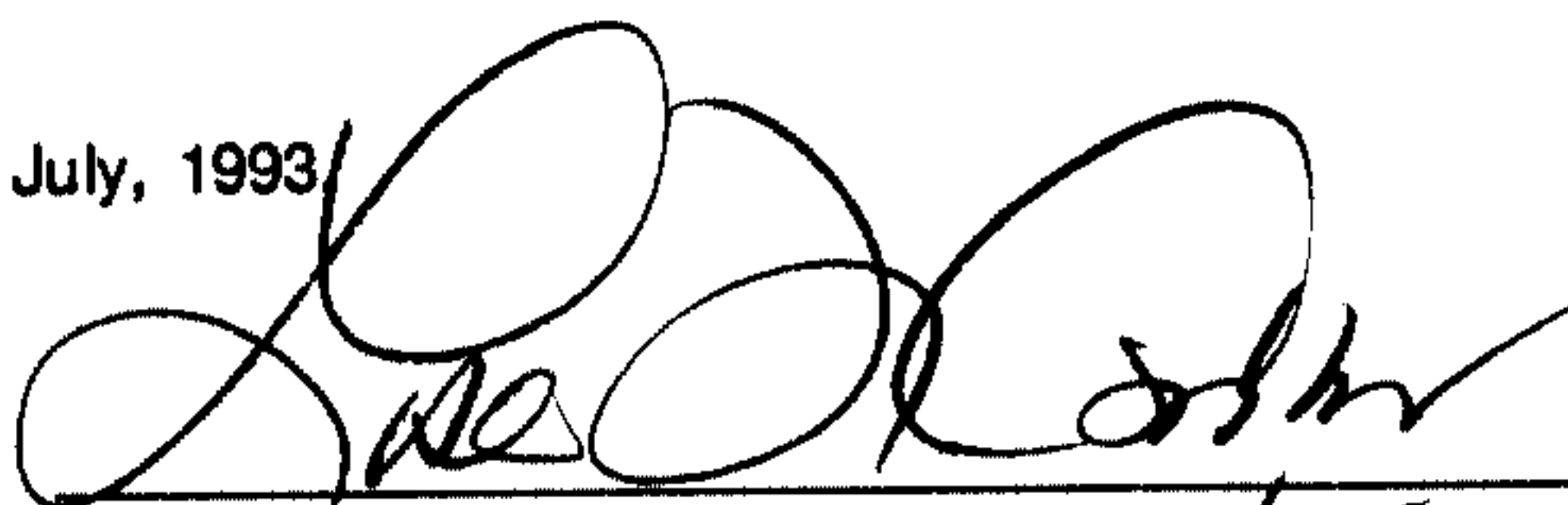
**UNITED HOMEBUILDERS, INC.**

BY:   
**LEONARD W. COGGINS, PRESIDENT**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **LEONARD W. COGGINS**, whose name as **PRESIDENT** of **UNITED HOMEBUILDERS, 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 corporation.

Given under my hand and seal this 28th day of July, 1993

  
Notary Public  
My commission expires: 10/23/94

lost # 1993-23053

08/04/1993-23053  
05:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 17.00