

SEND TAX NOTICE TO:

1255

(Name) Jerald Wayne Baldwin

(Address) 5160 Skylark Drive
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Dale Corley, Attorney

(Address) 2100 16th Avenue, South
Birmingham, Alabama 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Four Thousand Nine Hundred and no/100 ----- (\$84,900.00) Dollars

to the undersigned grantor, UNITED HOME BUILDERS, 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

Jerald Wayne Baldwin and wife, Carolyn June Baldwin

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, according to the map and survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, page 150 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, limitations and right of ways of record.

BOOK 357 PAGE 555

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL 24 AM 11:38

See Mtg #52-811
Thomas A. [Signature]
JUDGE OF PROBATE

Deed tax - 4.50
Rec 2.50
Ind. 1.00
8.00

\$80,650.00 of the consideration recited above was paid from the proceeds of a loan closed 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 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leonard W. Coggins who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of July 19 84

ATTEST:

UNITED HOME BUILDERS, INC.

By Leonard W. Coggins President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned Leonard W. Coggins a Notary Public in and for said County in said State, hereby certify that Leonard W. Coggins whose name as President of United Home Builders, 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 official seal, this the 18th day of July 19 84

[Signature]
Notary Public