

SEND TAX NOTICE TO:

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This instrument was prepared by

(Name) Dale Corley, Attorney

(Address) 2100 16th Avenue So., Birmingham, Al 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 Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eight Eight Thousand One Hundred Twenty Five and No/100 (\$88,125.00) Dollars

to the undersigned grantor, United Homebuilders, INC. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald B. Johnson and Mona R. Johnson

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

Lot 45, according to the Survey of Meadow Brook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$65,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

RECORDING FEES

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED
Reel 1-30
1984 SEP -4 AM 9:20
JUDGE OF PROBATE

Mortgage Tax	\$
Deed Tax	2350
Mineral Tax	
Recording Fee	250
Index Fee	100
TOTAL	\$ 27.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 29th day of August 19 84.

ATTEST:

UNITED HOMEBUILDERS, INC.

By Leonard W. Coggins President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
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 official seal, this the

29th

day of August

19 84.

Corley Marcus

Notary Public