

SEND TAX NOTICE TO:

(Name) Jack J. Phillips
5362 Meadow Brook Drive
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(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 Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100-----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

Jack J. Phillips and Johnnie B. Phillips
(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 20, according to the Survey of Mountain Ridge Estates, First Sectos,
as recorded in Map Book 7, Page 100, in the Office of the Judge of Probate,
of Shelby County, Alabama. Minerals and mining rights excepted.

Situated in Shelby County, Alabama.

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

\$160,000.00 of the purchase price \$205,000.00 was paid from a mortgage
loan closed simultaneously herewith.

BOOK 012 PAGE 612

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; 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 21st day of December 1984

ATTEST:

United Homebuilders, Inc.
By Leonard W. Coggins President

STATE OF Alabama }
COUNTY OF Jefferson } I CERTIFY
1984 DEC 27 AM 9:39

Deed TAX \$5.00
Rec 2.50
Ind 1.00
48.50

I, the undersigned, Leonard W. Coggins
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 his signature and being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily and in the act of said corporation,

Given under my hand and official seal, this the 21st day of December 1984

Notary Public