

This instrument was prepared by

(Name) Gary L. Elder
5217 Old Mill Circle
 (Address) Helena, Alabama 35080

(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 EIGHTY SIX THOUSAND EIGHT HUNDRED EIGHTY AND NO/100----- (\$86,880.00)---DOLLAR

to the undersigned grantor,

United Homebuilders, Inc.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gary L. Elder and Cindy H. Elder

(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 10, according to the Map of Old Mill Trace, Second Sector, as recorded in Map Book 8, Page 156, in the Probate Office 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.

\$82,500.00 of the purchase price \$86,880.00 was paid from a mortgage loan closed simultaneously herewith.

BOOK 017 PAGE 952

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

1985 FEB 14 AM 11:27

Thomas J. Franklin, Jr.
 JUDGE OF PROBATE

Rec'd by - 450
Rec 250
Ind 100
800

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 8th day of February 19 85

ATTEST:

United Homebuilders, Inc.

By Leonard W. Coggins
 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, 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 8th day of February 1985

