

H10

SEND TAX NOTICE TO:

(Name) M. Abu Khaled
6553 Quail Run Drive
(Address) Helena, Alabama 35080

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 ONE HUNDRED TWO THOUSAND EIGHT HUNDRED SIXTY FIVE AND NO/100-----DOLLARS

to the undersigned grantor, United Homebuilders, 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

M. Abu Khaled and F. Mahnaz Khaled
(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 3, according to the Survey of Quail Run, Phase 2, as recorded
in Map Book 7, Page 113, 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.

\$92,500.00 of the purchase price \$102,865.00 was paid from
a mortgage loan closed simultaneously herewith.

BOOK 023 PAGE 236

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

1985 APR -8 AM 9:49

Thomas C. Brumfield, Jr.
JUDGE OF PROBATE

Deed tax - 10.50
Rec 250
Ind. 100
1400

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 29th day of March 19 85

ATTEST:

United Homebuilders, 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 United Homebuilders, Inc.
whose name as President of
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 March

19 85

Dale Corley
Attorney at Law

Thomas C. Brumfield, Jr.
Judge of Probate