

1838

SEND TAX NOTICE TO:

(Name) William K. Howell  
5236 Old Mill Circle  
(Address) Helena, Al 35080

This instrument was prepared by

(Name) Dale Corley, Attorney  
2100 16th Avenue So.  
(Address) 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 EIGHTY SIX THOUSAND AND NO/100 (\$86,000.00) 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

WILLIAM K. HOWELL AND WIFE, ANN T. HOWELL

(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 24, according to the survey of OLD MILL TRACT, 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.

\$66,000.00 of the above recited purchase price was paid from a mortgage loan closed  
simultaneously herewith.

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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 31st day of May 1985.

WITNESSES:

UNITED HOMEBUILDERS, INC.

By Leonard W. Coggins President

STATE OF Alabama }  
COUNTY OF Jefferson }

STATE OF ALA SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 JUN -5 PM 1:41

Deed 20.00  
Rec. 2.00  
JNO. 1.00  
2350

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 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 31st day of May 19 85

Corley, Moncees

Notary Public