

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Kenneth R. Cass

(Address) 5237 Meadowbrook Road
Birmingham, Alabama 35243

(Name) Dale Corley - Attorney

(Address) 2100 16th Ave. No.

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 twenty three thousand nine hundred and no/100
(\$123,900.00)

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

Kenneth R. Cass and wife Sybilla C. Cass
(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 69, according to the survey of Meadow Brook, 4th Sector, as
recorded in the Probate Office of Shelby County, Alabama, in Map
Book 7, Page 67.
Situated in Shelby County, Alabama.

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

\$111,500.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

BOOK 033 PAGE 422

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY
INSTRUMENT FILED
1985 JUL -9 PM 12:50
Thomas W. Coggins, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>12.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>16.00</u>

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
who is authorized to execute this conveyance, has hereto set its signature and seal, this the

President,

Leonard W. Coggins
3rd day of July

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ATTEST:

United Homebuilders, Inc.

By

Leonard W. Coggins
Leonard W. Coggins

President

Secretary

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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the

3rd

day of July

19 85

Corley Moncus
Corley Moncus

Dale Corley
Dale Corley

Notary Public