

1375

SEND TAX NOTICE TO:

(Name) Stephen B. Allsopp
5201 Old Mill Circle
 (Address) Birmingham, Al. 35244

This instrument was prepared by

(Name) Dale Corley
2100 16th Ave. 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)

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

Stephen B. Allsopp and Patricia C. Allsopp
 (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County to wit:

Lot 14, 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 ways, limitations, if any of record.

\$ 77,400.00 of the purchase price recited above was paid
 from mortgage loan closed simultaneously herewith.

BOOK 038 PAGE 940

RECORDING FEES

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

1985 AUG 26 AM 8:46

Thomas J. Cunningham, 2
 JUDGE OF THE CIRCUIT

Mortgage Tax	\$	
Deed Tax		9.00
Mineral Tax		
Recording Fee		2.00
Index Fee		1.00
TOTAL	\$	12.00

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 21st day of August 19 85
United Homebuilders, Inc.

ATTEST:

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 21st

day of August 19 85

Frank B. B...
 9-7-82 Notary Public