

1271

SEND TAX NOTICE TO:

(Name) Michael O. McGowan
412 Oak Glen Lane
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) Dale Corley, Attorney
2100 16th Avenue South
(Address) 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 Ten Thousand Nine Hundred and no/100 Dollars (\$110,900.00)

to the undersigned grantor, United Home Builders, 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
Michael O. McGowan and Katherine P. McGowan

(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 53, according to the Survey of Oak Glen, First Sector,
as recorded in Map Book 9, page 104 in the Probate Office
of Shelby County, Alabama.

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

\$99,000.00 of the consideration recited above was paid from a mortgage loan closed
simultaneously herewith.

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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 9th day of May 1986
UNITED HOME BUILDERS, INC.

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

By Leonard W. Coggins
President

STATE OF ALABAMA } 1986 MAY 20 AM 10:38
COUNTY OF JEFFERSON }
JUDGE OF PROBATE

Deed TAX 12.00
Rec 2.50
Jud 1.00
15.50

I, the undersigned
State, hereby certify that Leonard W. Coggins
whose name as President of United Home Builders, 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 9th day of May 19 86
Land Title Co. Notary Public