

994

SEND TAX NOTICE:
Larry F. Bailey
401 Oak Glen Lane
Birmingham, AL 35244

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

One Hundred Nine Thousand Five Hundred and no/100--DOLLARS

That in consideration of

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

Larry F. Bailey AND Dortha Judy Bailey

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 45-A, according to the Survey of Oak Glen, First Sector
a Resurvey of Lots 45 and 46, as recorded in Map Book 9,
page 155, in the Probate Office of Shelby County, Alabama.

BOOK 076 PAGE 350

Subject to taxes, easements and restrictions of record.

\$ 65,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. 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 encum-
brances,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of June 19 86
United Homebuilders, Inc.

ATTEST: 2. Mig. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 48.00

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

1986 JUN 13 AM 9:26

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that
whose name as
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,

Leonard W. Coggins
JUDGE OF PROBATE

a Notary Public in and for said County in said

Given under my hand and official seal, this the 6th day of

June 19 86

William H. Halbrooks
Notary Public