

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

1257 Send Tax Notice to:

(Name) Steve Hanna
(Address) 613 Oak Glen Drive
Birmingham, Alabama 35244-3250

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty two thousand six hundred fourteen & NO/100ths (\$122,614.00)

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
Steve Hanna and wife, Cynthia R. Hanna

(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 3, according to the Map and Survey of Oak Glen, 2nd Sector, 1st Addition, as recorded in Map Book 12, page 20, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

BOOK 247 PAGE 792

89 JUL 25 PM 6:19

Judge of Probate

1. Deed Tax \$123.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 128.50

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 contingent 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 encumbrances,

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 it President, Leonard W. Coggins
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of July 19 89

ATTEST

United Homebuilders, Inc.

By

Leonard W. Coggins
President
BY: Leonard W. Coggins

Secretary

STATE OF ALABAMA

COUNTY OF

SHELBY }

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 is and for said County in said

Given under my hand and official seal, this is 24th day of

3/10/91

July

19 89