

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

815  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY ONE THOUSAND NINE HUNDRED & 00/100— (\$131,900.00) DOLLARS to the undersigned grantor, United Homebuilders, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Robert Paul Maupin, Jr., a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 8, according to the 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.

\$120,050.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 633 Oak Glen Drive, Birmingham, Alabama 35244-3250

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 GRANTEE, his, her or 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, hereto set its signature and seal, this the 18th day of August, 1989.

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

89 AUG 23 PM 1:31

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

United Homebuilders, Inc.

By: Leonard W. Coggins  
Leonard W. Coggins, President

1. Deed Tax	\$ 12.00
2. Mfg. Tax	—
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	18.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Leonard W. Coggins whose name as the 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.

Given under my hand and official seal, this the 18th day of August, 1989

Notary Public