

This form furnished by: **Cahaba Title, Inc.**

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1639

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) Christopher Scott Keeley
(Address) 609 Oak Glen Drive
Birmingham, Alabama 35244

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 five thousand five hundred & NO/100ths (\$125,500.00) 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

Christopher Scott Keeley and wife, Kimberly Dare Keeley

(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 2, 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.

\$114,813.00 of the above recited purchase price was paid from a mortgage loan, closed simultaneously herewith.

BOOK 257 PAGE 434

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

89 SEP 20 PM 2:18

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>11.00</u>
2. Mtg. Tax -----	\$ <u>0.00</u>
3. Recording Fee -----	\$ <u>2.50</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u>0.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>17.50</u>

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 15th day of September 19 89

ATTEST

Secretary

By Leonard W. Coggins
United Homebuilders, Inc.
President
BY: Leonard W. Coggins

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned

a Notary Public is and for said County in said

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,

Given under my hand and official seal, this is 15th day of September

11/21/89

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Michelle N. Applegate
Notary Public