

This instrument was prepared by

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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 NINETY THOUSAND NINE HUNDRED & NO/100— (\$90,900.00) DOLLARS to the undersigned grantor, United Homebuilders, Inc. a corporation, (herein referred to as the 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 James W. Key, Jr. and wife, Kathy C. Key (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 and right of reversion, the following described, real estate, situated in Shelby County, Alabama:

A parcel of land situated in the SW 1/4 of SW 1/4 of Section 12, Township 20 South, Range 1 West, more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 20 South, Range 1 West for the point of beginning; thence run East along the South line of said 1/4 1/4 section for 329.79 feet; thence turn 88 deg. 24 min. left and run 365.0 feet; thence turn 90 deg. 00 min. left and run 329.66 feet to the West boundary line of said 1/4 1/4 Section; thence 90 deg. 00 min. left and run South along said 1/4 1/4 Section for 374.21 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$72,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: Route 1 Box 65-K, Columbiana, Alabama 35051

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 it 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 its President, Leonard W. Coggins, who is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of November, 1990.

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

90 DEC -3 AM 9:39

United Homebuilders, Inc.

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

1. Deed Tax	19.00
2. Mtg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	25.50

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

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 27th day of November, 1990

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/22/93

Notary Public