

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Kenneth R. Coon
(Address) 107 Chestnut Drive
Alabaster, Alabama 35007

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 SIXTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100ths (\$116,650.00) DOLLARS.

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

Kenneth R. Coon and wife, Wilma J. Coon

(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

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 24 Township 21 South, Range 3 West; thence run Northerly along the West line of said 1/4-1/4 for a distance of 312.67 feet; thence turn an angle to the right of 110 deg. 10 min. 01 sec. for a distance of 719.94 feet to the R/W of a paved public road; thence turn an angle to the right of 112 deg. 15 min. 46 sec. and run along said R/W for a distance of 132.59 feet; thence turn an angle to the right of 50 deg. 39 min. 51 sec. for a distance of 587.29 feet to the Point of Beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$98,921.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$18.00
2. Mtg. Tax	\$
3. Recording Fee	\$3.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$24.50

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 14th day of February 1992

ATTEST:

Secretary

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

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

92 FEB 20 AM 9:11

STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF PROBATE

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 14th day of February
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

February

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