

This instrument prepared by:  
PADEN & HARRIS  
100 CONCOURSE PARKWAY, SUITE 130  
BIRMINGHAM, AL 35244

Send Tax Notice To:  
STEVEN JOSEPH SHOTNIK  
4665 SANDPIPER~~TRAIL~~ LANE  
BIRMINGHAM, ALABAMA 35244

R93-681

## WARRANTY DEED

### STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty-Seven Thousand Eight Hundred Fifty and 00/100'S \*\*\*** to the undersigned GRANTOR, **UNITED HOMEBUILDERS, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE, the receipt of which is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **STEVEN JOSEPH SHOTNIK** (herein referred to as GRANTEE) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 67, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SUBDIVISION, SECTOR II, AS RECORDED IN MAP BOOK 12, PAGES 44, 45, 46 & 47 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Inst # 1993-23070**

**08/04/1993-23070  
05:54 PM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 43.00**

#### **SUBJECT TO:**

1. Ad valorem taxes for the year 1993, which are a lien, but not due and payable until October 1, 1993.
2. Thirty-five foot building setback line and public utility easements as shown by recored plat, including 7.5 feet on the East and South side of lot.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 340, Page 499.
4. Easement to Alabama Power Company and South Central Bell Company as shown by instrument recorded in Real 207, Page 397.
5. Easement to Alabama Power Company by instrument recorded in Real 207, Page 399.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 186, Page 357.
7. Easement and agreement as set out in Real Book 24, Page 565; Real 24, Page 575 and amended in Real Book 144, Page 335.

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

And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his or her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 GRANTEE, his or her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, UNITED HOMEBUILDERS, INC., a corporation, by its President, LEONARD W. COGGINS, who is authorized to execute this conveyance, has hereto set its signature and seal this 30th day of July, 1993.


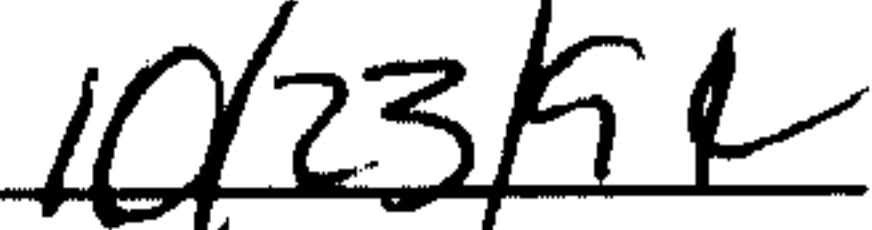
UNITED HOMEBUILDERS, INC.

BY:   
LEONARD W. COGGINS, PRESIDENT

STATE OF ALABAMA  
COUNTY OF 

I, the undersigned, a Notary Public, in 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 seal this 30th day of July, 1993.

  
Notary Public  
My commission expires: 

Inst # 1993-23070

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 43.00