

SEND TAX NOTICE TO:

(Name) Raymond Bradley Tracy  
63 Jecoma Circle  
 (Address) Calera, AL 35040

This instrument was prepared by

(Name) Timothy A. Massey  
1100 East Park Drive, Ste 301  
 (Address) Birmingham, AL 35235

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
 COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-two Thousand Three Hundred and 00/100 (\$82,300.00) 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

Raymond Bradley Tracy and wife, Maryland Coggins Tracy  
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Attached Legal Description

Subject to easements and restrictions of record.

\$72,600.00 of the above consideration was paid from the proceeds of a purchase  
 money mortgage executed simultaneously herewith.

Inst # 1994-04574

02/10/1994-04574  
 11:48 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 NCD 21.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
 and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of February 19 94

ATTEST:

\_\_\_\_\_  
 Secretary

By *Leonard W. Coggins*  
 President

STATE OF ALABAMA  
 COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said  
 State, hereby certify that  
 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 the 4th day of February 19 94

FORM ATC-50

*[Signature]*  
 Notary Public  
*My Comm Ex 5/1/94*

Inst # 1994-04574

Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West in Shelby County, Alabama; thence run North 06 deg. 59 min. 26 sec. West along the East line of said 1/4 1/4 section a distance of 419.35 feet to the point of beginning of the herein described parcel of land; thence continue along last described course a distance of 725.94 feet, more or less to the South right of way line of State Highway No. 70, said point being on a curve having a radius of 5831.58 feet, a central angle of 02 deg. 05 min. 25 sec. and a chord bearing of South 80 deg. 08 min. 43 sec. West; thence in a westerly direction along the arc of said curve a distance of 212.76 feet, more or less to the point of beginning of the centerline of a 50 foot wide easement for ingress and egress; thence run South 12 deg. 30 min. 32 sec. East a distance of 82.48 feet along the centerline of said easement; thence run South 00 deg. 44 min. 09 sec. East a distance of 178.00 feet along said centerline; thence run South 20 deg. 27 min. 42 sec. west a distance of 109.90 feet along said centerline; thence run South 27 deg. 57 min. 28 sec. West a distance of 174.21 feet along said centerline; thence run South 12 deg. 59 min. 34 sec. west a distance of 75.00 feet along said centerline; thence leave the

centerline of said easement and run South 77 deg. 00 min. 26 sec. East a distance of 425.49 feet; more or less, to the point of beginning of said parcel of land; being situated in Shelby County, Alabama.

*Lwe*

Inst # 1994-04574

02/10/1994-04574  
11:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

MASSEY & STOTSER, P.C.  
1100 East Park Drive, Suite 301  
BIRMINGHAM, ALABAMA 35235