

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244UNITED HOMEBUILDERS, INC.
P.O. BOX 575
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY FOUR THOUSAND THREE HUNDRED NINETEEN and 90/100 DOLLARS(24,319.90) to the undersigned grantor, HAYNIE AND SON HOMEBUILDERS, INC, a corporation, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto UNITED HOMEBUILDERS, INC., AN ALABAMA CORPORATION, (herein referred to as GRANTEE) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF HEATHER RIDGE, AS RECORDED IN MAP BOOK 17, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to taxes for the year beginning October 1, 1993, which constitute a lien, but are not yet due and payable until October 1, 1994.
2. Permit to Alabama Power Company as recorded in Deed book 131, Page 192; Deed Book 307, Page 184 and Deed Book 311, Page 672 in the Probate Office of Shelby County.
3. Easements to Colonial Pipeline as recorded in Deed Book 223, Page 431; Deed Book 268, Page 211; Deed Book 268, page 817; Real Book 377, Page 416 and Deed Book 220, Page 505 in the Probate Office.
4. Restrictive Covenants as recorded in Instrument No. 1993-8779 in the Probate Office.
5. Easement to Alabama Power Company regarding underground cables as recorded in Instrument No. 1994-1191 in the Probate Office.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

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SHELBY COUNTY JUDGE OF PROBATE
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F.A.

IN WITNESS WHEREOF, the said GRANTOR, HAYNIE AND SON HOMEBUILDERS, INC., AN ALABAMA CORPORATION, by its PRESIDENT, FRANK HAYNIE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 17th day of February, 1994.

HAYNIE AND SON HOMEBUILDERS, INC.

By: Frank Haynie, President
FRANK HAYNIE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that FRANK HAYNIE, whose name as PRESIDENT of HAYNIE AND SON 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 17 day of February, 1994.

Ant Pol
Notary Public

My commission expires: 2/16/94

Inst # 1994-05871

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SHELBY COUNTY JUDGE OF PROBATE
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