

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND SEVEN HUNDRED TWENTY THREE AND ~~100/100~~ DOLLARS to the undersigned grantor, United Homebuilders, Inc. a corporation, (herein referred to as the GRANTOR), 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 Deborah W. Bearden, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 13, according to the survey of Heather Ridge as recorded in Map Book 17 page 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$116,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEE'S ADDRESS: 125 Heather Ridge Drive, Pelham, Alabama 35124
TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, her or 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 24th day of June, 1994.

United Homebuilders, Inc.

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

07/05/1994-21109
03:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 176.50

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., 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 24th day of June, 1994

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95