This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223 Send Tax Notices to:

Robert J. Bunzel

232 Forest Parkway

Alabaster, AL 35007

## CORPORATE STATUTORY WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

NOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY )

That in consideration of <u>ONE HUNDRED FIFTY SEVEN THOUSAND EIGHT HUNDRED THIRTY SEVEN DOLLARS and 24/100----(\$157.837.24)</u> to the undersigned Grantor, <u>United Home Builders</u>, <u>Inc.</u>, 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 the said <u>Robert J. Bunzel and Rebecca L. Bunzel</u>

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 13, according to the Survey of Park Forest, Sixth Sector, as recorded in Map Book 17, Page 92 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1994.

2. Easements, restrictions and reservations of record.

\$142,000.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD, to 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.

inst # 1994-23788

07/29/1994-23788
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
27.00

IN WITNESS WHEREOF, the said <u>United Home Builders, Inc.</u>, a corporation, by it's <u>factorial and the said of July</u>, has hereto set his signature and seal this the <u>22nd</u> day of <u>July</u>, 19<u>94</u>.

United Home Builders, Inc.

By: Senan W Cugar

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that of United Home Builders, whose name as of United Home Builders, 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 United Home Builders, Inc.

GIVEN under my hand and official seal on this the 22nd day of

July, 1994\_.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 1951-95

Inst # 1994-23788

07/29/1994-23788 12:47 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 SHA 27.00