

SEND TAX NOTICES TO:
RAYMOND J. ANTONIO
259 KENTWOOD DRIVE
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Thirty-Six Thousand Five Hundred and 00/100 Dollars (\$135,500.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **UNIQUE HOMEBUILDERS, INC.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **RAYMOND J. ANTONIO** (herein referred to as "Grantee"), ~~as joint tenants with rights of survivorship~~, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 168, according to the Map of Kentwood, Third Addition, Phase Three, as recorded in Map Book 20, page 79, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1997 and subsequent years not yet due and payable.

\$ 40,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself, successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 15th day of August, 1997.

UNIQUE HOMEBUILDERS, INC., Grantor

By: David E. Jones
DAVID E. JONES President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID E. JONES**, whose name as President of **UNIQUE HOMEBUILDERS, INC.**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 15th day of August, 1997.

Anne R. Strickland
NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

Inst # 1997-26439

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08/19/1997-26439
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 105.00

Inst # 1997-26439