

**SEND TAX NOTICES TO:**  
**TRIPP BARTON FANCHER**  
**1421 OAK PARK CIRCLE**  
**HELENA, AL 35080**

**WARRANTY DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Seventy Two Thousand Four Hundred Forty One and No/100 Dollars (\$172,441.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **UNITED HOMEBUILDERS, INC.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **TRIPP BARTON FANCHER**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 29-B, according to the Map of Oak Park, Sector 1, as recorded in Map Book 23, page 129, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, and rights of way of record; taxes for 1998 and subsequent years not yet due and payable.

\$143,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**AND THE GRANTOR** does for its 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 his heirs, executors, 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 7th day of August, 1998.

**UNITED HOMEBUILDERS, INC.**

BY:   
(GRANTOR) **LEONARD W. COGGINS**  
ITS: **PRESIDENT**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LEONARD W. COGGINS**, whose name as president of United Home Builders, Inc., Ltd., an Alabama Limited Partnership, 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 7th day of August, 1998.

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

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

08/11/1998-30801  
10:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRN 38.00

Inst # 1998-30801