

SEND TAX NOTICES TO:

ALEX LEONARD, JR. & JENNIE P. LEONARD
1501 OAK PARK DRIVE
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-One Thousand Nine Hundred and 00/100 Dollars (\$171,900.00) to the undersigned grantors, 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 ALEX LEONARD, JR. & JENNIE P. LEONARD, (herin referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

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

Subject to all easements, restrictions, covenants, rights of way and covenants of record; taxes for 1999 and subsequent years not yet due and payable.

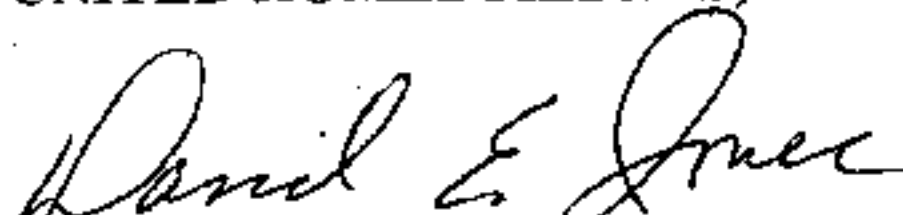
\$ 154,710.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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.

AND THE GRANTOR does for itself, successors and assigns, covenant with said Grantee, their 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, their 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 19th of November, 1998.

UNITED HOMEBUILDERS, INC.


(GRANTOR) David E. Jones
VICE-PRESIDENT

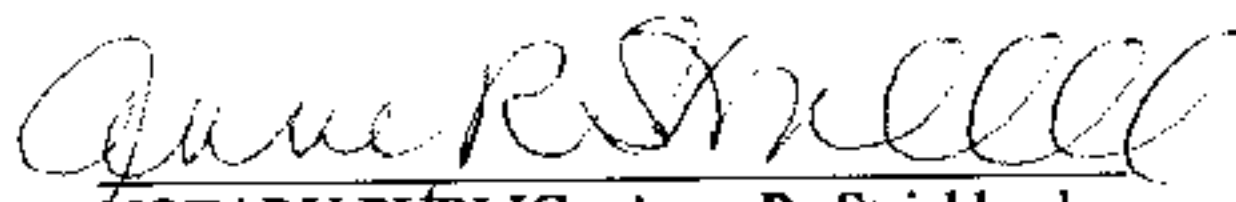
Inst # 1998-47873

STATE OF ALABAMA)
JEFFERSON COUNTY)

12/02/1998-47873
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 26.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID E. JONES, whose name as Vice-President of UNITED 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, on the day the same bears date.

Given under my hand and official seal, this 19th day of November, 1998.


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