

SEND TAX NOTICES TO:
JOHN WILLIAM WILDER, JR.
1424 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 Sixty-Four Thousand Six Hundred Twenty-Two and no/100 (\$164,622.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **UNITED HOME BUILDERS, INC.**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **JOHN WILLIAM WILDER, JR.**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 31, according to the survey 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, rights of way of record; taxes for 1999 and of subsequent years not yet due and payable.

\$148,150.00 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, 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 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 17th day of December, 1998.

UNITED HOME BUILDERS, INC.

BY: *Leonard W. Coggins*
(GRANTOR) LEONARD W. COGGINS

Inst # 1998-51176
12/23/1998-51176
08:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
501 CRH 25.00

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. 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 this instrument, he executed the same in his capacity as aforesaid voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of December, 1998.

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