

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
 This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden  
 PADEN & PADEN  
 Attorneys at Law  
 5 Riverchase Ridge, Suite 100  
 Birmingham, Alabama 35244

ANTHONY J. PEEL  
 129 SILVERLEAF DRIVE  
 PELHAM, AL 35124

Inst # 2000-34493

10/02/2000-34493  
 08:21 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 CJI 35.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

**Know All Men by These Presents:** That in consideration of TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED and 00/100 (\$214,900.00) DOLLARS to the undersigned grantor, UNITED HOMEBUILDERS, INC. 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 ANTHONY J. PEEL and DEBRA T. PEEL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 52, ACCORDING TO THE SURVEY OF SILVERLEAF, PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES 35-FOOT BUILDING SET BACK LINE FROM SILVERLEAF DRIVE WITH A 5-FOOT EASEMENT INSIDE SAID SET BACK LINE AS SHOWN ON RECORDED MAP.
2. 50-FOOT PLANTATION PIPE LINE EASEMENT ACROSS THE SOUTH SIDE OF SAID LOT AS SHOWN ON MAP.
3. COVENANT FOR STORM WATER RUN-OFF CONTROL AS RECORDED IN INST. #1998-40232.
4. RESTRICTIONS AS RECORDED IN INST. #1999-20023 AND INST. #1998-20102.
5. RIGHT OF WAY AND EASEMENT AGREEMENT AS RECORDED IN INST. #1999-41317.

\$193,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto 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.

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

IN WITNESS WHEREOF, the said GRANTOR, UNITED HOMEBUILDERS, INC., by its PRESIDENT, LEONARD COGGINS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of September, 2000.

UNITED HOMEBUILDERS, INC.  
By: Leonard W. Coggins  
LEONARD COGGINS, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LEONARD COGGINS, whose name as PRESIDENT of UNITED HOMEBUILDERS, INC., 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 21st day of September, 2000.

[Signature]  
Notary Public

My commission expires: 9.29.02

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