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(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

NELL R. BRACKETT  
220 SILVERLEAF DRIVE  
PELHAM, AL 35124

Inst # 2001-13043

04/06/2001-13043  
10:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
56.50  
002 C31

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED and 00/100 (\$212,500.00) DOLLARS to the undersigned grantor, UNITED HOMEBUILDERS, INC. a corporation, 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 NELL R. BRACKETT, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF SILVERLEAF, PHASE 3, AS RECORDED IN MAP BOOK 25, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. COVENANT FOR STORM WATER RUN OFF CONTROL, AS SET OUT IN INSTRUMENT #1999-21760.
3. SILVERLEAF RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT #1998-20102.
4. 35 FOOT BUILDING LINE FROM THE FRONT LOT LINE AS SHOWN ON RECORDED MAP.
5. COVENANTS REGARDING ONSITE SEWAGE SYSTEM AS SET OUT IN INSTRUMENT #1999-20022.

\$170,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

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 W. COGGINS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of March, 2001.

UNITED HOMEBUILDERS, INC.  
By: Leonard W. Coggins  
LEONARD W. 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 W. 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 30th day of March, 2001.

[Signature]  
Notary Public

My commission expires: 7/1/02

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002 CJ1 56.50