

(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

JAMES R. DAVIS, JR.
 157 SILVERLEAF DRIVE
 PELHAM, AL 35124

Inst # 2002-06333

02/06/2002-06333
 09:48 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 CH 268.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTY THREE THOUSAND NINE HUNDRED FORTY and 00/100 (\$253,940.00) 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 JAMES R. DAVIS, JR., AN UNMARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 45, ACCORDING TO THE SURVEY OF SILVERLEAF, PHASE 2, AS RECORDED IN MAP BOOK 24, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. COVENANT FOR ONSITE SEWAGE DISPOSAL SYSTEM, AS RECORDED IN INSTRUMENT #1999-38647.
3. EASEMENT AND RIGHT OF WAY FOR CONSTRUCTION, RECONSTRUCTION, MAINTAINING AND REPAIRING DRAINAGE, AS RECORDED IN INSTRUMENT #2001-9442.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
5. 35 FOOT BUILDING LINE FROM SILVERLEAF DRIVE; 7.5 FOOT UTILITY EASEMENT ALONG NORTHERLY LOT LINE, AS SHOWN RECORDED PLAT.
6. SILVER LEAF RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN INSTRUMENT #1998-20102.
7. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES, AS RECORDED IN INSTRUMENT #2001-18570.

\$250,000.00 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 25th day of January, 2002.

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 25th day of January, 2002.

Paul Rader
Notary Public

My commission expires: 7/11/02

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