

Send tax notice to:

~~DAVID W. COGGINS II~~  
United Homebuilders, Inc.  
P. O. Box 575  
Helena, Alabama 35080

STATE OF ALABAMA  
SHELBY COUNTY

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, Marilyn Coggins, a married person (hereinafter referred to as "Grantor") by David W. Coggins II (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF ABOVE SAID 1/4-1/4, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 20' 03" EAST, A DISTANCE OF 359.82 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY # 93, 80 FOOT R.O.W.; THENCE SOUTH 48 DEGREES 06' 07" WEST AND ALONG SAID R.O.W. LINE A DISTANCE OF 244.98; THENCE NORTH 01 DEGREES 12' 48" WEST AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 467.46 FEET TO THE POINT OF BEGINNING.

**The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.**

SUBJECT TO:

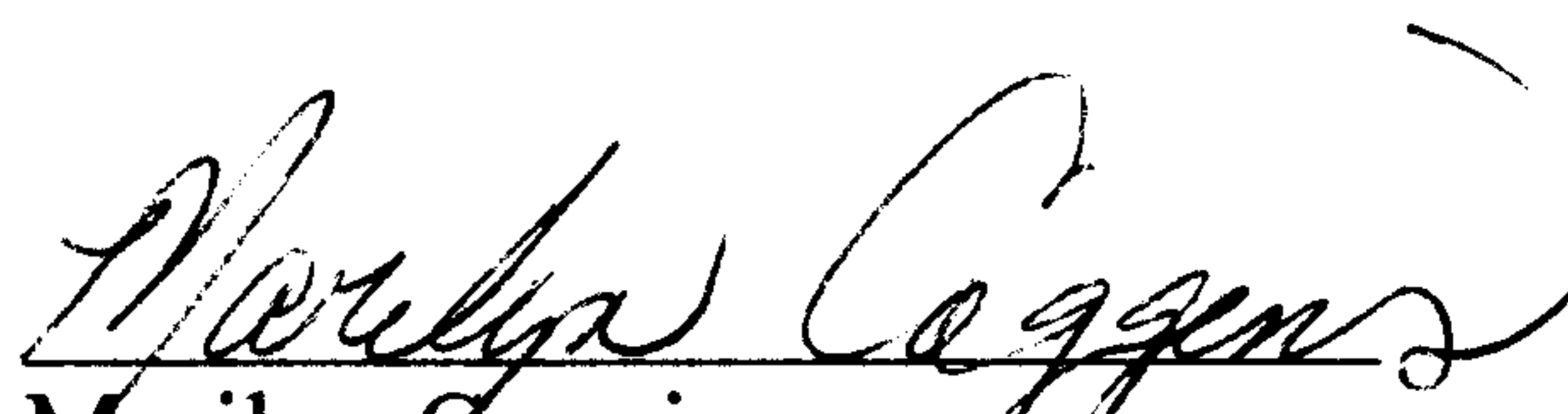
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE  
GRANTOR NOR HER RESPECTIVE SPOUSE.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the  
5<sup>th</sup> day of APRIL, 2005.

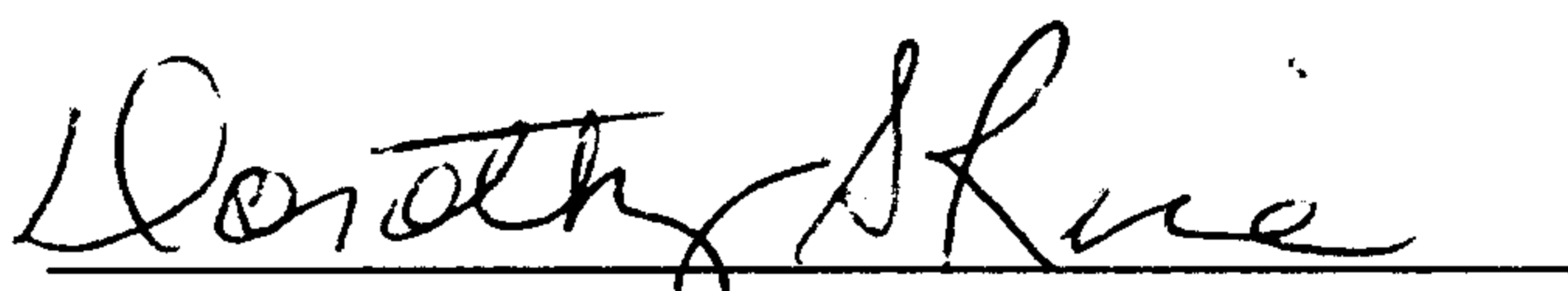
  
Marilyn Coggins

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Marilyn Coggins, whose name 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 the said instrument, he/she executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of APRIL, 2005.

(Notary Seal)

  
Notary Public  
Print Name:  
Commission Expires:

