

BHM0507468

Send tax notice to:

DAVID W. COGGINS, II
2667 HWY 93
HELENA, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

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

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty Six Thousand Nine Hundred Sixty Seven and 00/100 Dollars (\$186,967.00) in hand paid to the undersigned, United Homebuilders, Inc. (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, City of Hoover, 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 S 32° 20' 03" E, a distance of 359.62 feet to a point on the Northwesterly R.O.W. line of Shelby County Highway #93, 80' R.O.W.; thence S 48° 08' 07" W and along said R.O.W. line, a distance of 244.98 feet; thence N 01° 12' 48" W and leaving said R.O.W. line, a distance of 467.46 feet to the point of beginning.

SUBJECT TO:

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

\$186,967.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, United Homebuilders, Inc. by LEONARD W. COGGINS its PRESIDENT who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12TH day of SEPTEMBER, 2005.

By: Leonard W. Coggins
United Homebuilders, Inc.
ITS PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEONARD W. COGGINS, whose name as its PRESIDENT of United Homebuilders, Inc., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12TH day of SEPTEMBER, 2005.____



Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06