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20080109000013240 1/2 \$63.50
Shelby Cnty Judge of Probate, AL
01/09/2008 03:04:03PM FILED/CERT

Shelby County, AL 01/09/2008
State of Alabama
Deed Tax: \$49.50

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

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

TORY D. BARBER
230 COX LANE
ALABASTER, AL 35007

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 FORTY SIX THOUSAND SEVEN HUNDRED DOLLARS 00/100 (\$246,700.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **UNITED HOMEBUILDERS, INC.** does by these presents, grant, bargain, sell and convey unto **TORY D. BARBER and MARCIE C. BARBER**, (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 1, according to the Survey of The Amended Ronald Cox Family Subdivision, as recorded in Map Book 39, Page 61, in the Probate Office of Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **EASEMENT AS SHOWN BY MAP RECORDED AS MAP BOOK 39, PAGE 61.**
3. **RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 39, PAGE 19 AND MAP BOOK 39, PAGE 61.**
4. **RIGHT OF WAYS AS SET OUT IN DEEDS RECORDED AS DEED 295, PAGE 681 AND DEED 295, PAGE 683.**
5. **AGREEMENT IN REGARD TO SANITARY SEWER SYSTEM AS SET OUT IN INST. NO. 1996-34764.**
6. **RIGHTS OF OTHERS TO USE OF ACCESS EASEMENT(S) SHOWN ON MAP BOOK 39, PAGE 19 AND AS SET OUT IN INST. NO. 1998-13872; 1999-03377; 1999-03378; 1999-03379; AND 1999-03380.**

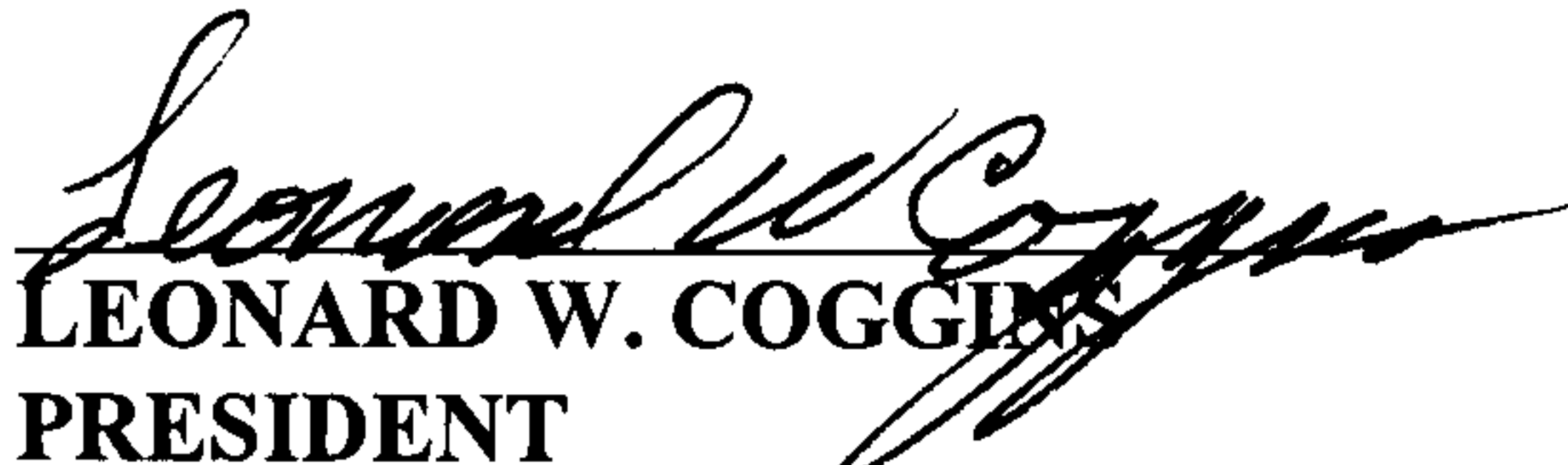
\$197,360.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 **LEONARD W. COGGINS** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 4th day of January, 2008.

UNITED HOMEBUILDERS, INC.



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.**, 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 .

Given under my hand this the 4th day of January, 2008.



Notary Public

My commission expires: 9.29.2010

