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20080626000260580 1/2 \$156.50
Shelby Cnty Judge of Probate, AL
06/26/2008 08:36:52AM FILED/CERT

Shelby County, AL 06/26/2008
State of Alabama

Deed Tax: \$142.50

(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

JAMIE JOSEPH GRIFFIN
1021 PILGRIM LANE
MONTEVALLO, AL 35115

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$142,500.00)** to the undersigned grantor, UNITED HOMEBUILDERS, INC., a/an , 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 **JAMIE JOSEPH GRIFFIN**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 152, ACCORDING TO THE SURVEY OF LEXINGTON PARC, SECTOR 1, AS SET OUT IN MAP BOOK 38, PAGE 81, IN THE PROBATE OFFICE 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. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM PILGRIM LANE AND THE EASTERLY SIDE; 6 FOOT MINIMUM ON SIDE WITH A TOTAL OF 14 FEET ON BOTH SIDES AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 8 FEET ON THE WESTERLY SIDE AND 10 FEET ON THE SOUTHERLY SIDE OF THE LAND.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 20070501000200350 AND AMENDMENT TO BE RECORDED IN THE PROBATE OFFICE.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN INST. NO. 20051202000623960 IN THE PROBATE OFFICE.
6. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS AS SHOWN BY INSTRUMENT(S) RECORDED IN INST. NO. 20051202000623970 AND INST. NO. 20071108000516960 IN THE PROBATE OFFICE.
7. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS RECORDED IN MAP BOOK 38 PAGE 81 IN THE PROBATE OFFICE.

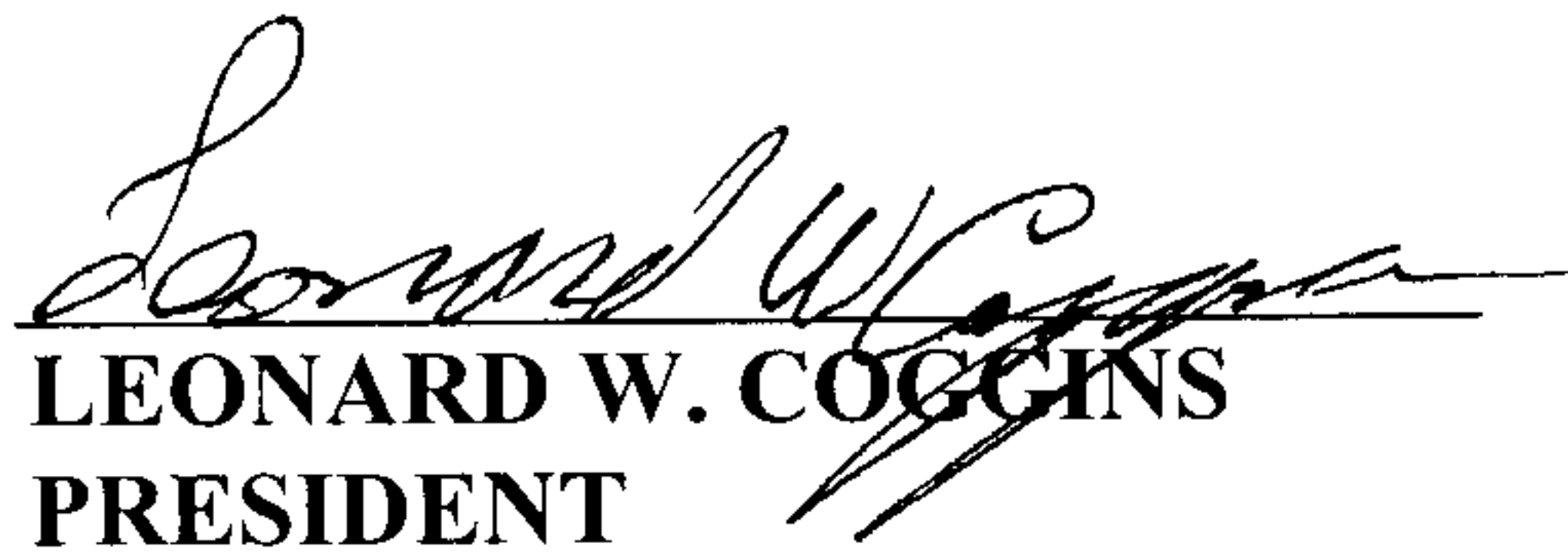
\$143,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 **LEONARD W. COGGINS** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of June, 2008.

UNITED HOMEBUILDERS, INC.


LEONARD W. COGGINS
PRESIDENT

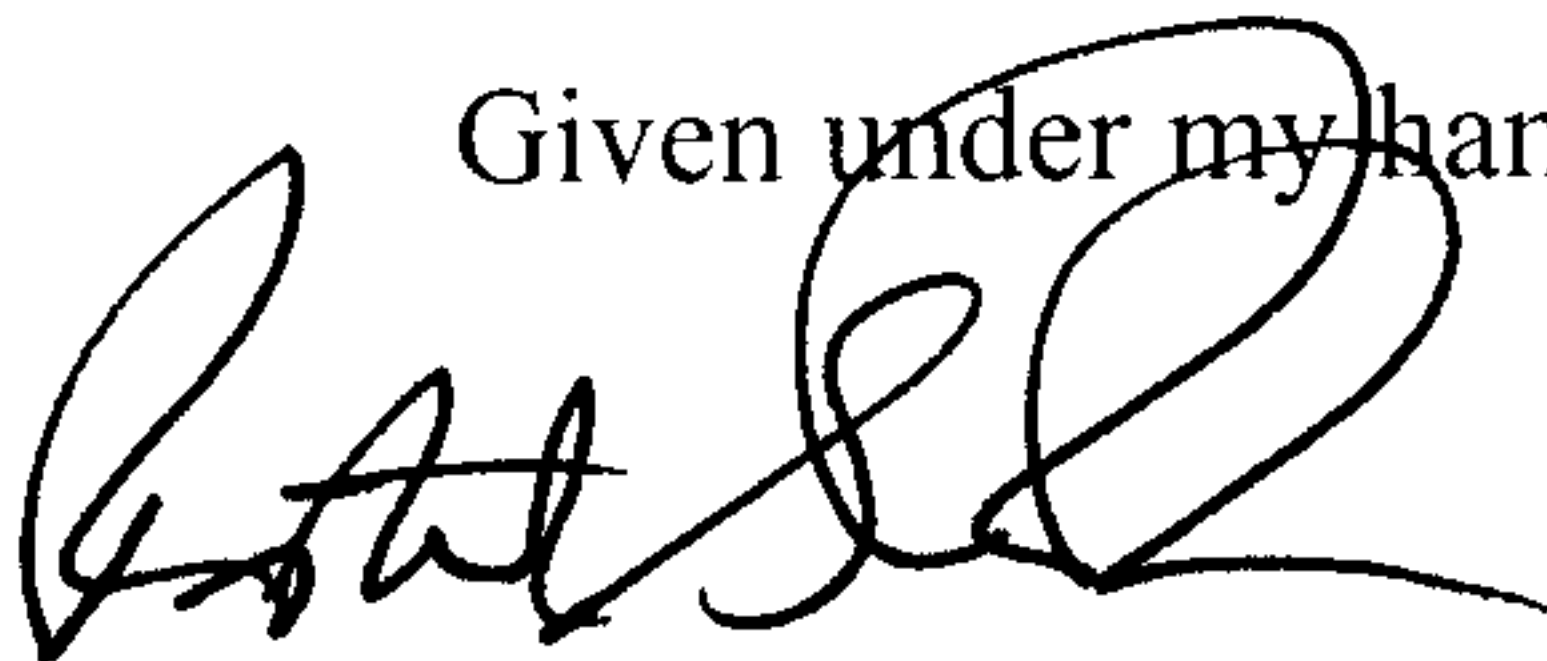
STATE OF ALABAMA)

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.**, a/an , 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 20th day of June, 2008.



Notary Public

My commission expires:

7/16/10

