

This instrument was prepared by:

(Name) SAM W. BENNETT,
 (Address) 333 RIVERHAVEN CIRCLE
BIRMINGHAM, ALA. 35244

Send Tax Notice to:

(Name) JOE ROSE
 (Address) 3013 ALAN SHEPHERD RD.
HUEYTOWN, ALABAMA 35023

CORPORATION FORM WARRANTY DEED**STATE OF ALABAMA**SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FOURTEEN THOUSAND FIVE HUNDRED & 00/100
 to the undersigned grantor, FOUR STAR DEVELOPEMENT CO., INC.

DOLLARS
 a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

JOE ROSE DBA ROSE HOME BUILDERS

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in
SHELBY COUNTY ALABAMA, TO WIT: LOT 66 ACCORDING TO SURVEY OF
TIMBER PARK, AS RECORDED IN MAP BOOK 15, page 11 IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF SAID SUBDIVISION.

BY GRANTEE(S) ACCEPTANCE OF THIS DEED, GRANTEE(S) HEREBY COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS, ASSIGNS, LICENSEES, LESSEES, EMPLOYEES AND AGENTS THAT GRANTOR SHALL NOT BE LIABLE FOR, AND NO ACTION SHALL BE ASSERTED AGAINST GRANTOR FOR, LOSS OR DAMAGE ON ACCOUNT OF INJURIES TO THE PROPERTY OR TO ANY BUILDINGS, IMPROVEMENTS OR STRUCTURES NOW OR HEREAFTER LOCATED UPON THE PROPERTY, OR ON ACCOUNT OF INJURIES TO ANY OWNER, OCCUPANT, OR OTHER PERSON IN OR UPON THE PROPERTY, WHICH ARE CAUSED BY, OR ARISE AS A RESULT OF, PAST OR FUTURE SOIL AND/OR SUBSURFACE CONDITIONS, KNOWN OR UNKNOWN, (INCLUDING, WITHOUT LIMITATIONS, SINKHOLES, UNDERGROUND MINES, AND LIMESTONE FORMATIONS) UNDER OR ON THE PROPERTY OR ANY OTHER PROPERTY NOW OR HEREAFTER OWNED BY GRANTOR, WHETHER CONTIGUOUS OR NON-CONTIGUOUS TO THE PROPERTY. FOR PURPOSE OF THIS PARAGRAPH THE TERM GRANTOR SHALL MEAN AND REFER TO (i) THE PARTNERS, AGENTS, AND EMPLOYEES AND AGENTS OR GRANTOR, AND PARTNERS THEREOF: (iii) ANY SUCCESSORS OR ASSIGNS OF GRANTOR: AND (iv) ANY SUCCESSORS AND ASSIGNS OF GRANTORS INTEREST WITH THE LAND CONVEYED HEREBY AS AGAINST GRANTEE, AND ALL PERSONS, FIRMS, TRUSTS, PARTNERSHIPS, AND LIMITED PARTNERSHIPS, CORPORATIONS, OR OTHER ENTITIES HOLDING UNDER OR THROUGH THE GRANTEE.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 21ST day of FEBRUARY, 19 91

ATTES- 4.50
 Tax 3.50
 Imp Fee 3.00
11.00
 Total 11.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 SECRETARY WAS FILED

By SAM W. BENNETT President

STATE OF ALABAMA
SHELBY County

91 APR -1 AM 11:03

JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

I, SUSAN E. BENNETT
 hereby certify that SAM W. BENNETT

whose name as President of FOUR STAR DEVELOPEMENT CO., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21ST day of FEBRUARY, 1991

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
 MY COMMISSION EXPIRES: SEPT. 8, 1993.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

Notary Public

BOOK 335 PAGE 854

Colonial Bank