

This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Mr. P. Brian Rooks  
(Address) 601 Bayhill Road  
Birmingham, Alabama 35244

JOINT VENTURE

~~PARTNERSHIP~~ WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWO THOUSAND AND NO/100ths (\$202,000.00) DOLLARS

to the undersigned grantor, Trimm-RN Builders, a Joint Venture ~~XXXXXX (General) Limited Partnership XXXXXX~~

(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 presents, grant, bargain, sell and convey unto

P. Brian Rooks and wife, Carolyn Rooks

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Heatherwood Forest, Sector I as recorded in Map Book 13, Page 144, in the Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$125,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA. Inst # 1992-18680

03/01/1992-18680  
03:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 86.00

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

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

IN WITNESS WHEREOF, the said GRANTOR by its Partner(s), who (is) (are)  
authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of August, 19 92

Trimm-RN Builders, Joint Venture

By Howard Humber Partner

By \_\_\_\_\_ Partner

ACKNOWLEDGMENT FOR ~~PARTNERSHIP~~ JOINT VENTURE

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that \_\_\_\_\_  
Howard Humber

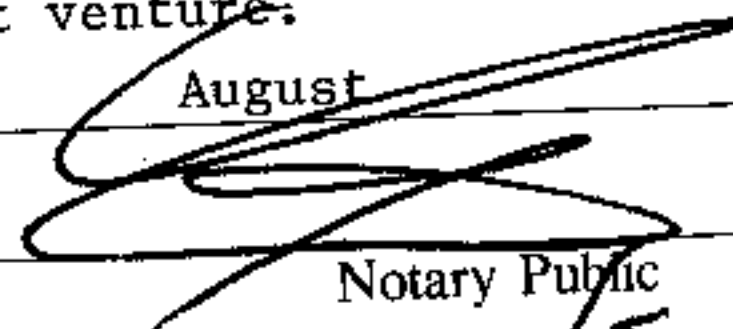
whose name(s) as general partner(s) of Trimm-RN Builder, Joint Venture ~~XXXXXX~~  
a (n) Alabama (state) ~~XXXXXX~~  
joint venture

~~XXXXXX~~ and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said ~~XXXXXX~~ joint venture.

Given under my hand and official seal this 27th day of August, 19 92

AFFIX NOTARIAL SEAL

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

  
Notary Public  
My commission expires: 3-5-95

Inst # 1992-18680  
09/01/1992-18680  
03:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 86.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$ \$

This form furnished by  
**Cahaba Title, Inc.**

**RIVERCHASE OFFICE**  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600  
**EASTERN OFFICE**  
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Birmingham, Alabama 35235  
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