

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, AL 35223

Please send tax notice to:

Joe N. Rose
104 Sundance
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Sixteen Thousand and no/100-----DOLLARS

to the undersigned grantor, Joe Rose Homebuilders, Inc. a corporation,
(herein referred to as GRANTOR), 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
Joe N. Rose and Cherie Rose

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama to wit:

Lot 2, according to the Survey of Apache Ridge, Sector 5, as recorded in Map Book
17, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, conditions, restrictions and reservations of record.

\$116,000.00 of the purchase price recited above was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-03490

02/02/1994-03490
12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MCD 9.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances.

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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Joe N. Rose
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of January 19 94

Joe Rose Homebuilders, Inc.

By *Joe Rose* President
Its _____

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Joe N. Rose
whose name as President of Joe Rose Homebuilders, 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 28th day of January 19 94

Anthony D. Snable
My Commission Expires: 10-21-95