

This instrument was prepared by:  
Kelly Reid-Bailless  
3201 Lorna Road  
Birmingham, Alabama 35216

Warranty Deed

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand, five hundred, and no/100 (\$18,500.00) \_\_\_\_\_ DOLLARS,

to the undersigned grantor, SUMMER BROOK PARTNERSHIP, an ALABAMA GENERAL PARTNERSHIP

(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

JOE ROSE HOMEBUILDERS, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama to wit:

Lot 125, according to the Survey of Summer Brook, Sector 2,  
as recorded in Map Book 18, Page 75, in the Probate Office  
of Shelby County, Alabama.

The above lot is conveyed subject to all easements, restrictions, covenants and  
rights of ways of Record and exhibit A attached and hereunto made a part of this conveyance.

Grantee's Address: 104 Sundance Drive  
Alabaster, Alabama 35007

Inst # 1995-00514

01/06/1995-00514  
09:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD. 9.50

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 be 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 MANAGING PARTNER, AWTREY BUILDING CORPORATION, who is authorized to execute this conveyance, hereto set its signature and seal, this the 23rd day of December, 1994.

SUMMER BROOK PARTNERSHIP  
BY: AWTREY BUILDING CORPORATION, MANAGING PARTNER

BY: Donald R. Slatton  
DONALD R. SLATTON, EXECUTIVE VICE PRESIDENT  
AWTREY BUILDING CORPORATION

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that DONALD R. SLATTON whose name as EXECUTIVE VICE PRESIDENT of Awtrey Building Corporation, whose name as general managing partner of Summer Brook Partnership, an Alabama General Partnership, 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.

Given under my hand and official seal, this the 23rd day of December, 1994.

My Commission Exp: 12-1-98

Sylvia M. Perdue  
Notary Public

Inst # 1995-00514