

*Full amount of Warranty Deed paid
from proceeds of Mortgage Deeds
filed simultaneously.*

SPECIAL WARRANTY DEED

\$12.00

Send Tax Notice To: Joe Rose Homebuilders, Inc.
104 Sundance Drive
Alabaster, Alabama 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVENTY-TWO THOUSAND AND 00/100 (\$ 72,000.00) DOLLARS, in cash, and to facilitate a Section 1031 exchange under an integrated plan, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, WILLIAM V. DILLARD, A MARRIED MAN, (herein referred to as Grantor), grant, bargain, sell and convey unto JOE ROSE HOMEBUILDERS, INC., (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1995-15602

Lots 1, 2, 3, 4, 10, 11, 12, 13 and 14, according to the Survey of Kingwood Townhomes - Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: 1. Ad Valorem Taxes for the Year 1995, which said taxes are not due or payable until October 1, 1995. 2. Easement to W. T. Boothe Construction Company, Inc. in Real Volume 152, Page 505. 3. Right of Way granted to Alabama Power Company by instruments recorded in Real Volume 99, Page 520; Volume 225, Page 224; Volume 55, Page 454; Real Volume 20, Page 247; Real Volume 48, Page 65; Real Volume 59, Page 380; and Real Volume 20, Page 247. 4. Easements and building lines as shown on recorded map. 5. Restrictions appearing of record in Real Volume 181, Page 202. 6. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument recorded in Volume 285, Page 253. 7. Right of Way granted to South Central Bell Telephone Company by instrument recorded in Real Volume 109, Page 882. 8. Easement to Colonial Pipeline as recorded in Volume 220, Page 505. 9. Agreement with Alabama Power Company as to underground cables in Real Volume 12, Page 549; and covenants pertaining thereto in Real Volume 12, Page 548.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF GRANTOR HEREIN, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of June, 1995.

William V. Dillard (SEAL)
William V. Dillard

06/15/1995-15602
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William V. Dillard, a married man, whose name 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 executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 12th day of June, 1995.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1995-15602

06/15/1995-15602
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00