

95:1779

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

ARTHUR LEE TRAMMELL, III
132 WAGON TRAIL
ALABASTER, AL 35007

Inst # 1995-15683

06/15/1995-15683
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 160.50

Inst # 1995-15683

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$149,500.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. a corporation, 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 ARTHUR LEE TRAMMELL, III, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 30, SECTOR 5, ACCORDING TO THE MAP OF APACHE RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 17 PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 35 feet reserved from Wagon Trail as shown by plat.
3. Public easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1993-18462 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument #1994-21497 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 17 page 62.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JOE ROSE HOMEBUILDERS, INC., by its , who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 12th day of June, 1995.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose
JOE ROSE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 12 day of June, 1995.

Notary Public
Notary Public

My commission expires: 7/16/98

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