

Send Tax Notice To:
RAY HOSEY
233 Leaf Lane
Alabaster, Alabama 35007

This Form Furnished by



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) MASSEY & STOTSER, P.C.
1100 East Park Drive Suite 301
(Address) Birmingham, Alabama 35235

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-FOUR THOUSAND SIX HUNDRED AND NO/100 ----- DOLLARS
(\$124,600.00)
to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. a corporation

(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 RAY HOSEY

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

Lot 48, according to the Survey of Greenfield, Sectors 4 and 6, as recorded in Map Book 17, Page 131, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 1995 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$99,650.00 of the purchase price is being paid by the proceeds of a first mortgage loan excuted and recorded simultaneously herewith.

Inst # 1995-17848

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.
07/07/1995-17848
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 HCB 33.50

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 the 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 _____ Secretary, _____ President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 26th day of June, 19 95

JOE ROSE HOMEBUILDERS, INC.

ATTEST:

By

Joe Rose
JOE ROSE

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority

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, 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 26th day of June, 19 95.

My Commission Expires: 5/1/96

[Signature]
Notary Public

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