

95-1974

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1995-30836

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SAMUEL C. GLASS
216 INDUSTRIAL PARK DR
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. 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 SAMUEL C. GLASS and KELLIE H. GLASS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF GREENFIELD, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 17 PAGE 39 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 30 feet reserved from Industrial Park Drive as shown by plat.
3. Public easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1993-17846 and Instrument #1993-15236 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 48 page 626 in Probate Office.
6. Agreement with Alabama Power Company as to covenants in regard to underground cables as recorded in Instrument #1994-1194 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 17 page 39.
8. Covenant of storm water runoff control as set out by instrument recorded as Instrument #1994-13748 in Probate Office.

\$104,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

10/27/1995-30836
08:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 PRESIDENT, JOE ROSE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of October, 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 23RD day of October, 1995.

Ante Pod
Notary Public

My commission expires: 7/16/98

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08:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 16.50

NOTARY
TA 21730
10/27/1995
08:10 AM
16.50