

395-2060

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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

JOANN SNOW
1515-A KING JAMES DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1996-01438

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY THOUSAND NINE HUNDRED and 00/100 (\$70,900.00) 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 JOANN SNOW, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES, PHASE ONE, AS RECORDED IN MAP BOOK 9, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

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. 30 foot building line as shown on recorded map.
3. 15 foot easement on rear and 10 foot easement on south side of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Terms, agreements and right of way to Alabama Power Company recorded in Real Volume 12, Page 548.
6. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 12, Page 549.
7. Right-of-way granted to Alabama Power Company recorded in Real Volume 59, Page 380.

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

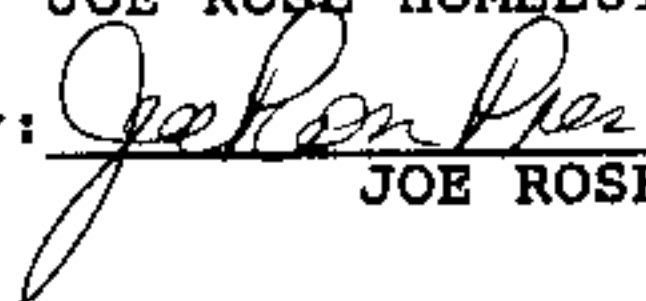
And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and 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.

01/16/1996-01438
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 82.00

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 29th day of December, 1995.

JOE ROSE HOMEBUILDERS, INC.

By:



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 29th day of December, 1995.


Notary Public

My commission expires:

7/16/98

Inst # 1996-01438

01/16/1996-01438
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 82.00