

This instrument was prepared by:
Thomas J. Thornton
1119 Willow Run Road
Birmingham, Alabama 35209

Send Tax Notice to:
Joe Rose Homebuilders, Inc.

WARRANTY DEED

*Full amount of warranty
debt paid from proceeds
of Mortgage deed filed
simultaneously.*

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Two Thousand Seven Hundred Twenty Seven and 28/100 Dollars (\$32,727.28) and a Purchase Money Mortgage in the amount of Eighteen Thousand Fifty and 50/100 Dollars (\$18,050.50) and other good valuable consideration, in hand paid by Joe Rose Homebuilders, Inc. (GRANTEE) receipt of which is hereby acknowledged, Weatherly Lands, L.L.C., (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lots 317 and 332 according to the Survey of Weatherly, Wixford Moor, Sector 24, as recorded in Map Book 20, Page 144, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. Setback lines, easements and restrictions as shown on the record map.
3. Restrictive Covenants as recorded in Instrument #1995-15694 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And the said GRANTOR does for itself and for its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said Premises, and that it has a good right to grant and convey the aforesaid property, that it will and its successors and assigns shall warrant and defend the same to the said grantee and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Managing Members of the Grantor, in their capacity as such Managing Members, and with full authority to do so, have hereunto set their hands and seals, this 15TH day of MARCH, 1996.

WEATHERLY LANDS, L.L.C.

By: Thomas J. Thornton (SEAL)
Thomas J. Thornton, Managing Member

By: Jack H. Harrison (SEAL)
Jack H. Harrison, Managing Member

03/22/1996-09225
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00

Inst # 1996-09225

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Thornton, Managing Member of Weatherly Lands, L.L.C., 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 foregoing conveyance, he, in his capacity as such Managing Member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15TH day of MARCH, 1996.

Maure E. Gibson

Notary Public

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: J. 1. 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack H. Harrison, Managing Member of Weatherly Lands, L.L.C., 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 foregoing conveyance, he, in his capacity as such Managing Member and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15TH day of MARCH, 1996.

Maure E. Gibson

Notary Public

My Commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
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