

## (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:

AMY MICHELLE ANDERSON  
1605 KING JAMES DRIVE  
ALABASTER, AL 35007

Inst # 1996-26288  
08/14/1996-26288  
09:30 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
002 HEL 12.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of SEVENTY SIX THOUSAND and 00/100 (\$76,000.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC., 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 AMY MICHELLE ANDERSON, AN UNMARRIED WOMAN and JAMES EDWARD LATHAM, AN UNMARRIED MAN, (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 11, ACCORDING TO THE MAP AND SURVEY OF KINGWOOD TOWNHOMES, PHASE ONE, AS RECORDED IN MAP BOOK 9 PAGE 18 IN THE OFFICE OF THE JUDGE OF PROBATE OF 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 King James Drive as shown by plat.
3. Public easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument recorded in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 225 page 224 and Deed 55 page 454 in Probate Office.
6. Right(s)-of-Way(s) granted to South Central Bell and Alabama Power Company by instrument(s) recorded in Deed 285 page 253 in Probate Office.
7. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 109 page 882 in Probate Office.
8. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 20 Page 247 and re-recorded in Real 48 page 65; Real 59 page 380 and Real 99 page 520 in Probate Office.
9. Agreement with Alabama Power Company as to underground cables recorded in Real 12 page 549 and covenants pertaining thereto recorded in Real 12 page 548 in Probate Office.
10. Easement(s) to W.T. Boothe Construction Co., Inc. as shown by instrument recorded in Real 152 page 505 in Probate Office.

\$75,408.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 JOE ROSE its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 5th day of August, 1996.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose Pres.  
JOE ROSE, ITS 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 5TH day of AUGUST, 1996.

Notary Public  
Notary Public

My commission expires: 7/14/98

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