

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

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:

JOYCE C. BYRD
354 WIXFORD TRAC
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1996-29273

09/05/1996-29273
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 116.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND SIX HUNDRED FORTY and 00/100 (\$174,640.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. a corporation, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JOYCE C. BYRD, AN UNMARRIED PERSON, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 341, 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.

MINERAL AND 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. 20 foot building line as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Flood easement on rear of lot of undetermined size as shown on recorded map.
5. Restrictions appearing of record in Inst. #1996-7635 and Inst. #1996-7634.
6. Agreement with the City of Pelham as recorded in Inst. #1995-6003.
7. Non-exclusive perpetual easement for ingress and egress as recorded in Inst. #1993-37546, Inst. #1993-39916, Inst. #1993-39001, Inst. #1993-40411 and Inst. #1995-6002.

\$70,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, 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

Inst # 1996-29273

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 25th day of July, 1996.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose Pres.
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 25th day of July, 1996.

A. Scott Wadsworth
Notary Public

My commission expires: 5-20-00

Inst # 1996-29273

09/05/1996-29273
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 116.00