

This Instrument Prepared By:

Greg Gilbert
100 Glen Abbey Lane
Alabaster, Alabama 35007

Send Tax Notice to:

Joe Rose Homebuilders
Inc.

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
NINETEEN THOUSAND AND FIVE HUNDRED NO/100 DOLLARS (\$19,500.00) and
other good and valuable consideration, in hand paid by **JOE ROSE
HOMEBUILDERS INC. (GRANTEE)** receipt of which is hereby
acknowledged, **ST. CHARLES PLACE**, an Alabama General Partnership,
(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:

Lot 72 & 88, according to the survey of St. Charles
Place, Phase II, Sector III as recorded in Map Book 21,
Page 77 in the Probate Office of Shelby County, Alabama
and situated in Shelby County, Alabama.

Subject to current taxes, a lien but not yet payable.

Less and except mineral and mining rights.

Subject to easements, covenants and restrictions of
record, if any.

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

Inst # 1996-29532

09/09/1996-29532
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-29532

And the said GRANTOR, does for itself and for its successors and assigns, covenants with the said GRANTEE, their 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.

IN WITNESS WHEREOF, the Managing Partner of the Grantor, in his capacity as such Managing Partner and with full authority to do so, has hereunto set his hand and seal, this is the 28th day of August, 1995.

ST. CHARLES PLACE, an Alabama
General Partnership

WEATHERLY DEVELOPMENT CO., INC.
Its Managing Member

Inst # 8996-29532
Greg Gilbert
President

STATE OF ALABAMA)

COUNTY OF SHELBY)

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I, the undersigned, a Notary public in and for said County, in said State, hereby certify that Greg Gilbert, President of Weatherly Development Co., Inc., Managing Partner of St. Charles Place, 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 Partner and with full authority to do so, executed the same voluntarily on the day the same bears date.

Give under my hand and seal this 28th day of August, 1995.

John H. Harrison
NOTARY PUBLIC

My Commission Expires: 8-17-97