

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209
Corporation Form Warranty Deed

Send Tax Notice To: BRANDON A. HORTON
name
SUMMER BROOK, SECTOR 2: LOT 125
address
ALABASTER, ALABAMA 35007

Inst # 1996-30445

STATE OF ALABAMA)
COUNTY OF Jefferson)
KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETEEN THOUSAND FIVE HUNDRED AND NO/100
DOLLARS (\$19,500.00)
to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC.
a corporation
(herein referred to as GRANTOR) 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 BRANDON A. HORTON
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY,
ALABAMA to-wit:

LOT 125, ACCORDING TO THE MAP OF SUMMER BROOK SECTOR TWO, AS RECORDED IN MAP
BOOK 18, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1996.
EASEMENTS, BUILDING LINES, RESTRICTIONS AND CONDITIONS AS SHOWN ON RECORDED
MAP.
RESTRICTIVE COVENANTS AS SET FORTH IN INSTRUMENT #1994-15844 AND INSTRUMENT
#1996-2230.
CONVENANTS, RESTRICTIONS AND CONDITIONS AS SET FORTH IN THE ARTHICLES OF
INCORPORATION OF SUMMER BROOK HOMEOWNERS ASSOCIATION, AS SETFORTH IN
INSTRUMENT #1996-2229/
BY LAWS, RULES, REGULATIONS, COVENANTS, AGREEMENTS AND MISCELLANEOUS
PROVISIONS AS SETFORTH IN INSTRUMENT #1996-2231 OF SUMMER BROOK HOMEOWNERS.
DEVELOPMENT AGREEMENT WITH PLANTATION PIPELINE AS SETFORTH IN INSTRUMENT
#1995-7744.

09/16/1996-30445
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE 8:50
001 MEL

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT who is authorized
to execute this conveyance, hereto set its signature and seal,
this the 10th day of September, 1996.

ATTEST: JOE ROSE HOMEBUILDERS, INC.
By Joe Rose
JOE ROSE, PRESIDENT

STATE OF ALABAMA)
COUNTY OF Jefferson)
I, GENE W. GRAY, JR. 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 10th day of September, 1996

[Signature]
Notary Public