

110 25416

1996-36032

(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:

KAREN S. PERKINS  
1613 KING JAMES DRIVE  
ALABASTER, AL 35007

STATE OF ALABAMA)  
  
COUNTY OF SHELBY)

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., a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto KAREN S. PERKINS, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES, PHASE ONE, AS RECORDED IN MAP BOOK 9, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 30 foot building line as shown on recorded map.
3. 15 foot easement on rear of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Terms, agreements and right of way of Alabama Power Company recorded in Real Volume 12, Page 548.
6. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 12, Page 549.
7. Right-of-way granted to Alabama Power Company recorded in Real Volume 59, Page 380.
8. Restrictions appearing of record in Inst. #1996-8861.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

\$75,511.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

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 to be used in the enjoyment of said premises;

09:09 AM  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

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 its PRESIDENT, JOE ROSE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of October, 1996.

JOE ROSE HOMEBUILDERS, INC.

By: 

JOE ROSE, PRESIDENT

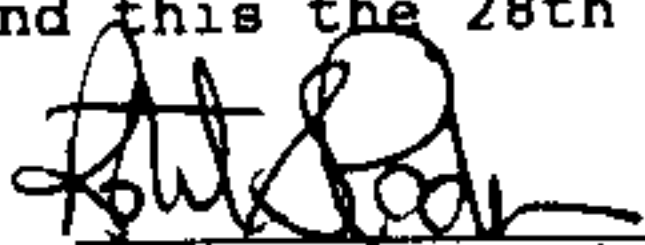
STATE OF ALABAMA)

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 28th day of October, 1996.

  
Notary Public

My commission expires: 7/16/98

Inst # 1996-36032

10/30/1996-36032  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCO 11.50