

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

CONNIE DENISE ROSE
209 SUMMERBROOK ROAD
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1997-20577

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED DOLLARS and 00/100 (\$500.00) 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 CONNIE DENISE ROSE, 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 126, ACCORDING TO THE SURVEY OF SUMMER BROOK, SECTOR TWO, AS RECORDED IN MAP BOOK 18, PAGE 75, 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 south and east sides of lot as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. #1994-15844; Inst. #1996-2230 and Inst. #1996-2231.
4. Agreement with Southern Natural Gas Co. as recorded in Inst. #1995-17334.
5. Right-of-way granted to Plantation Pipe line recorded in Inst. #1994-29755.
6. Right-of-way granted to Alabaster Water and Gas recorded in Volume 278 page 391.

\$78,300.00 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 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.

07/02/1997-20577
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

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 16th day of June, 1997.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose
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 16th day of June, 1997.

Robert S. Paul
Notary Public

My commission expires: 7/16/98

Inst # 1997-20577

07/02/1997-20577
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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50