

Inst # 1998-07595

(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

ROBERT D. KRALOWETZ
928 JACKSON CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED and 00/100 (\$128,900.00) 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 ROBERT D. KRALOWETZ, 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 58, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR 7, AS RECORDED IN MAP BOOK 22 PAGE 45 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997, which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback lines of 20 feet and 10 feet reserved from Jackson Circle as shown by plat.
3. Easements as shown by recorded plat, including a 10 foot easement on the Southwesterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1997-6475 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 23 page 503 and Deed Book 233 page 586 in Probate Office.
6. Easement(s) to Southern Natural Gas as shown by instrument recorded in Deed Book 213 page 117 and Deed Book 90 page 336 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 233 page 503 and Deed Book 58 page 65 in Probate Office.
8. Release(s) of damages as set out in instrument(s) recorded in Deed Book 233 page 503 in Probate Office.

122,450.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

03/05/1998-07595
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 17.50

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.

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 26th day of February, 1998.

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 27th day of February, 1998.

Robert S. Ford
Notary Public

My commission expires: 7/14/98

Inst # 1998-07595

03/05/1998-07595
09:35 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOR MCB 17.50