

(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

BRADFORD A. PHILLIPS  
2017 ASHLEY BROOK WAY  
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1998-14421

04/22/1998-14421  
10:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SWA 31.00

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of NINETY SEVEN THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$97,900.00) 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 BRADFORD A. PHILLIPS, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 64, ACCORDING TO THE SURVEY OF ASHLEY BROOK TOWNHOMES, AS RECORDED IN MAP BOOK 22 PAGE 78 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-13189 in Probate Office.
2. Easement(s) to Town of Helena as shown by instrument recorded in Deed Book 305 pages 394, 396, 398, 400 and 402 in Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 1 page 332 in Probate Office.
4. Easement for driveway purposes as set out in Deed Book 311 page 153 in Probate Office.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance, as shown by Map Book 22 page 78.
6. 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 Inst. #1997-24936 and Inst. #1997-24937 in Probate Office.

\$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.

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 15th day of April, 1998.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose Pres

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 15th day of April, 1998.

[Signature]

Notary Public

My commission expires: 5-2000

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