

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

JOE ROSE HOMEBUILDERS
117 WINDSOR CIRCLE
PELHAM, AL 35124

05/20/1998-18432
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
71.00
402 MD

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIFTY NINE THOUSAND SIX HUNDRED and 00/100 DOLLARS (\$59,600.00) DOLLARS to the undersigned grantor, POE PROPERTIES, INC., a corporation and HIGHPOINT DEVELOPMENT, 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 JOE ROSE HOMEBUILDERS, INC. (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 73, 74, 75, AND 76, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, 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. Easement(s); building line; and, restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. #1997-13189.
4. Right-of-way granted to Shelby County recorded in Volume 154, page 384.
5. Easement granted to the Town of Helena as shown by instruments recorded in Volume 305, pages 394, 396, 398, 400 and 402.
6. Easement granted to Plantation Pipeline Company as recorded in Volume 113, page 61, supplemented by Deed Book 258 page 49 and Deed Book 180, page 192, supplemented by Deed Book 258, page 47.
7. Easement granted to Southern Natural Gas Company as recorded in Volume 88, page 551; Volume 146, page 301; Volume 147, page 579; Volume 147, page 579, and Volume 213, page 155.
8. Easement granted to Alabama Power Company as recorded in Real Volume 1, page 332.

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

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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 GRANTORS, POE PROPERTIES, INC., by its PRESIDENT, FRANK POE and HIGHPOINT DEVELOPMENT, INC., by its PRESIDENT, JOEL W. MULKIN who are authorized to execute this conveyance, has hereunto set their signatures and seals, this the 18th day of May, 1998.

POE PROPERTIES, INC.

By: Frank Poe, PRES
FRANK POE, PRESIDENT

HIGHPOINT DEVELOPMENT, INC.

By: Joel W. Mulkin - Pres.
JOEL W. MULKIN, 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 FRANK POE, whose name as PRESIDENT of POE PROPERTIES, INC., a corporation, and JOEL W. MULKIN, whose name as PRESIDENT of HIGHPOINT DEVELOPMENT, INC., a corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporations.

Given under my hand this the 18TH day of MAY, 1998.

Angela D. Phillips
Notary Public

My commission expires: 01/16/00

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