

(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:

SELENA GENTRY WALKER
7930 WYNWOOD LANE
HELENA, AL 35080
Inst # 1998-46161

STATE OF ALABAMA)

COUNTY OF SHELBY)

11/20/1998-46161
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 11.30

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$89,900.00) 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 SELENA GENTRY WALKER, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 205, ACCORDING TO THE SURVEY OF WYNDHAM, SECOND ADDITION OF WILKERSON SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN ARE OMITTED) PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1998/7622 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
3. EASEMENT TO PLANTATION PIPELINE AS SHOWN IN DEED BOOK 180, PAGE 192; DEED BOOK 285, PAGE 47; DEED BOOK 113, PAGE 61. ALL IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 155, PAGE 383, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINE AS SHOWN ON THE SURVEY OF WYNDHAM, SECOND ADDITION OF WILKERSON SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$89,724.00 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 16th day of November, 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 12TH day of NOVEMBER, 1998.

Robert S. [Signature]
Notary Public

My commission expires: 7/11/02

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