

(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

JASON M. MYRICK  
118 HIDDEN CREEK CIRCLE  
PELHAM, AL 35124

Inst # 1998-49451  
12/11/1998-49451  
11:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 20.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

**Know All Men by These Presents:** That in consideration of EIGHTY SEVEN THOUSAND THREE HUNDRED FIFTY and 00/100 (\$87,350.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. 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 JASON M. MYRICK and ANGELIA K. MYRICK, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10-A, ACCORDING TO THE RESURVEY OF LOTS 1 THROUGH 23 HIDDEN CREEK, AS RECORDED IN MAP BOOK 24, PAGE 7, 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 PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1998-3074 AND IN INSTRUMENT #1998-23229.
3. EASEMENT TO PLANTATION PIPELINE RECORDED IN VOLUME 253 PAGE 572.
4. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED RESURVEY OF LOTS 1 THROUGH 23 HIDDEN CREEK, AS RECORDED IN MAP BOOK 24, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$78,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, 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 4th day of December, 1998.

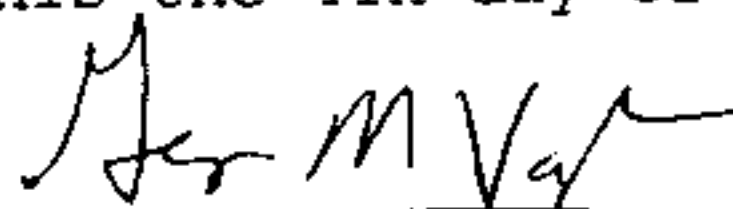
JOE ROSE HOMEBUILDERS, INC.  
By:   
JOE ROSE, PRESIDENT

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 4TH day of DECEMBER, 1998.

  
Notary Public

My commission expires: 9-29-02

Inst # 1998-49451

12/11/1998-49451  
11:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 20.00