

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

ANGELA S. GAFNEA
7433 WYNDHAM PARKWAY
BIRMINGHAM, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-01400

01/11/1999-01400
02:35 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 15.50

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY ONE THOUSAND FOUR HUNDRED and 00/100 (\$81,400.00) DOLLARS to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. a corporation, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto ANGELA S. GAFNEA, AN UNMARRIED PERSON, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 276, ACCORDING TO THE SURVEY OF WYNDHAM, WILKERSON SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY.

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. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #1998/29728.
4. SINK HOLE EXCEPTION AS SHOWN IN DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT #1998/29728.
5. EASEMENT TO PLANTATION PIPELINE COMPANY RECORDED IN DEED BOOK 113, PAGE 61; DEED BOOK 180, PAGE 192; DEED BOOK 258, PAGE 47; DEED BOOK 180, PAGE 192.
6. RIGHTS IN EGRESS AND INGRESS RECORDED IN REAL VOLUME 192, PAGE 743; REAL VOLUME 250, PAGE 892; REAL VOLUME 250, PAGE 894 AND REAL VOLUME 251, PAGE 602.
7. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 324, PAGE 362, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
8. EASEMENT TO SOUTHERN NATURAL GAS RECORDED IN DEED BOOK 88, PAGE 551; DEED BOOK 146, PAGE 301; DEED BOOK 147, PAGE 579 AND DEED BOOK 213, PAGE 155.
9. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 142, PAGE 221; REAL VOLUME 183, PAGE 230; REAL VOLUME 230, PAGE 774 AND REAL VOLUME 1, PAGE 332.
10. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN VOLUME 154, PAGE 384.

11. COVENANTS AND AGREEMENTS FOR CONSULTING FEES AS SHOWN BY INSTRUMENTS RECORDED IN INSTRUMENT #1997/94 AND INSTRUMENT #1997/27775.

\$81,400.00 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 24th day of August, 1998.

JOE ROSE HOMEBUILDERS, INC.

By: 

JOE ROSE, PRESIDENT

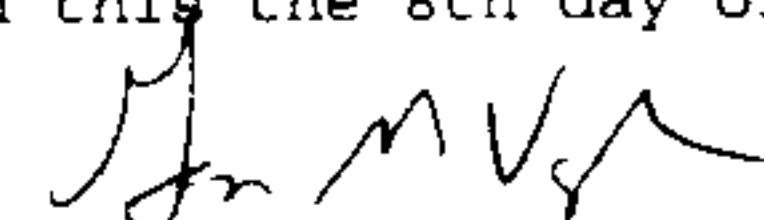
STATE OF ALABAMA)

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 8th day of January, 1999.


Notary Public

My commission expires: 9-29-02

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