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(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

GREGORY J. CARDEN
126 HIDDEN CREEK CIR
PELHAM, AL 35124

Inst # 1999-13628

STATE OF ALABAMA)

04/01/1999-13628

COUNTY OF SHELBY)

08:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FOUR THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$94,900.00) 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 GREGORY J. CARDEN, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14-A, ACCORDING TO A RESURVEY OF LOTS 1-23, 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 PAYABLE UNTIL OCTOBER 1, 1999.
2. 15 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 5 FOOT EASEMENT FOR ROADWAY AND PUBLIC UTILITIES FRONT AND 20 FOOT EASEMENT REAR, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. EASEMENT TO PLANTATION PIPELINE RECORDED IN VOLUME 253, PAGE 572, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING IN ROADWAY.
7. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1998/03074, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

\$94,900.00 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 26th day of March, 1999.

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 26TH day of MARCH, 1999.

Robert S. Rose
Notary Public

My commission expires: 7/11/02

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