

4658

(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

JEFF L. PRICE  
8310 WYNWOOD CIRCLE  
HELENA, AL 35080

Inst # 1999-29919

STATE OF ALABAMA)

07/19/1999-29919  
08:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 19.00

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY TWO THOUSAND NINE HUNDRED and 00/100 (\$152,900.00) 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 JEFF L. PRICE, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 355, ACCORDING TO THE SURVEY OF WYNDHAM, WYNWOOD SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24 PAGE 129 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. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM WYNWOOD CIRCLE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 15 FOOT EASEMENT ALONG THE SOUTHERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1998-47088 IN PROBATE OFFICE.
5. EASEMENT(S) TO TOWN OF HELENS AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 305 PAGE 394; DEED BOOK 305 PAGE 396; DEED BOOK 205 PAGE 398; DEED BOOK 105 PAGE 44 AND DEED BOOK 305 PAGE 402 IN PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 24 PAGE 129.
7. EASEMENT TO PUBLIC FOR DRIVING PURPOSES AS SET OUT IN DEED BOOK 311 PAGE 153 IN PROBATE OFFICE.

\$145,255.00 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 28<sup>th</sup> day of June, 1999.



JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose  
JOE ROSE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

**ACKNOWLEDGMENT**

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 28<sup>th</sup> day of June, 1999.



Angela D. Phillips  
Notary Public

My commission expires: 01/16/00

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