

*This instrument was prepared by:*  
Shelly Moss  
Shelly Moss, L.L.C.  
300 Union Hill Drive, Suite 200  
Birmingham, Alabama 35209

**Send tax notice to:**  
Jennifer Lerma  
111 Hidden Creek Cove  
Pelham, Alabama 35007

Inst # 2001-23068

## WARRANTY DEED

STATE OF ALABAMA     )  
                              :  
SHELBY COUNTY        )     **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Ninety Two Thousand Nine Hundred and 00/100 and 00/100 Dollars (\$92,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

**Joe Rose Home Builders, Inc.**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Jennifer Lerma**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama:

**Lot 53, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama**

\$92,162.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- (1) 2001 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, her 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; that it will and its successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 31st day of May, 2001.

JOE ROSE HOMEBUILDERS, INC.

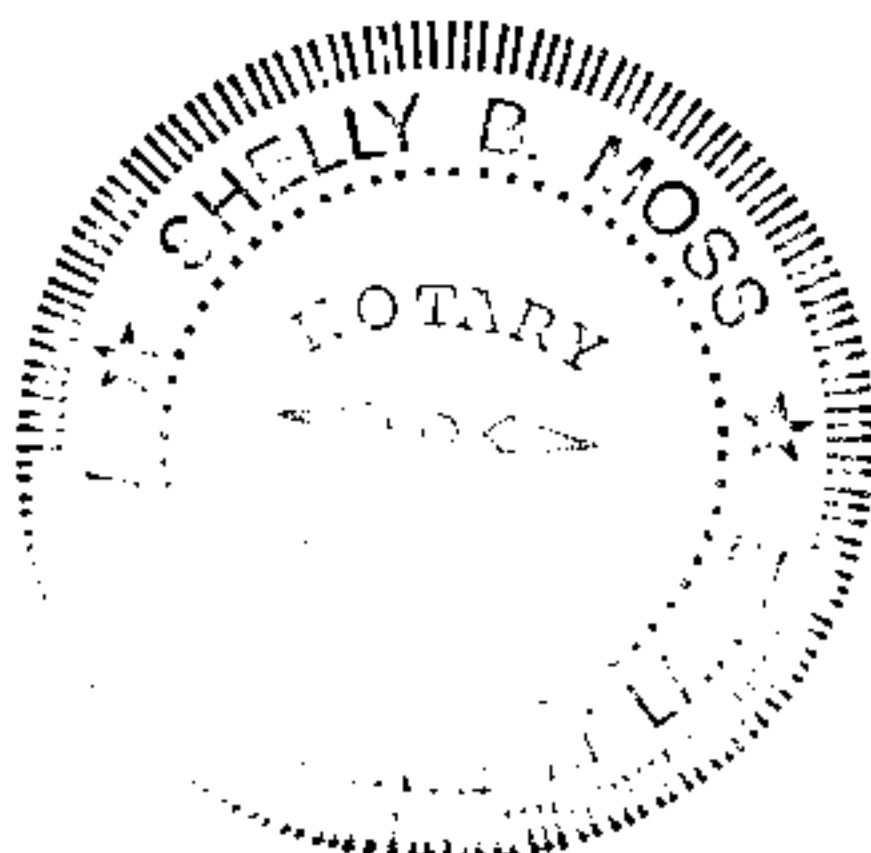
BY: Joe Rose (Seal)  
Joe Rose  
ITS: President

STATE OF ALABAMA )  
 :  
 JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Joe Rose as President of Joe Rose Home Builders, Inc. whose name 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 and with full authority as such President, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2001.

Notary Public: Shelly B. Moss  
My Commission Expires: 11-5-01



06/06/2001-23068  
12:40 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 12.00