

5960

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
This Instrument was prepared by:  
R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244  
SEND TAX NOTICE TO:  
CARRIE M. LEHMAN  
119 HIDDEN CREEK COVE  
PELHAM, AL 35124

Inst # 2001-25550  
06/21/2001-25550  
08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJI 16.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SEVEN THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$107,300.00) 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 CARRIE M. LEHMAN, 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 57, 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

#### SUBJECT TO:

1. Taxes, assessments or dues from the local district for the year 2001, and subsequent years.
2. 15 foot building setback line from Hidden Creek Cove and 15 foot easement on East rear of property line of said lot as shown on the recorded map of said subdivision.
3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 1998-03074, amended in Instrument # 1998-03075; Instrument # 1998-03077 and Instrument # 1999-1568, amended in Instrument # 1998-23229 and amended and supplemented in Instrument # 2000-8567 and amended in Instrument # 2000-41083.
4. Easement to Plantation Pipe Line as recorded in Deed Book 306, Page 416; Deed Book 252, Page 603 and Deed Book 229, Page 335.
5. Right of way to Alabama Power Company as recorded in Deed Book 127, Page 375.

\$105,610.00 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., AN ALABAMA CORPORATION, by its PRESIDENT, JOE ROSE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 25th day of May, 2001.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose R  
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 25th day of May, 2001.

[Signature]  
Notary Public

My commission expires: 7/11/02

Inst # 2001-25550

06/21/2001-25550  
08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 16.00