

6006

(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

JOE ROSE  
117 WINDSOR CIRCLE  
PELHAM, AL 35124

Inst # 2001-25564

06/21/2001-25564  
09:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 42.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of TWENTY EIGHT THOUSAND THREE HUNDRED and 00/100 (\$28,300.00) DOLLARS to the undersigned grantor, A & H, 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 JOE ROSE, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 708, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 7<sup>TH</sup> ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 134, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 30 FOOT BUILDING SETBACK LINE FROM GRANDE VIEW PARKWAY AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1995-05892; 1<sup>ST</sup> AMENDMENT IN INSTRUMENT #1995-28543 AND INSTRUMENT #1996-37929.
4. ARTICLES OF INCORPORATION OF GRANDE VIEW ESTATES HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #1995-05890 AND BY-LAWS RECORDED IN INSTRUMENT #1995-05891.

**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, A & H, INC., by P. Hudson Neaton its President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of June, 2001.

A & H, INC.

By: P. Hudson Neaton  
ITS: 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 P. Hudson Neaton, whose name as President of A & H, 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 1st day of June, 2001.

[Signature]  
Notary Public

My commission expires: 9.29.02

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