

PREPARED BY: Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: GAYLE S. EARNEST, AN UNMARRIED WOMAN, 210 ROCKY RIDGE DRIVE, HELENA, AL 35080

**CORPORATE WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Inst. # 2001-35692  
08/21/2001-35692  
09:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 96.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY SIX THOUSAND DOLLARS AND NO/100 (\$86,900.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, JOE ROSE HOMEBUILDERS, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, GAYLE S. EARNEST, AN UNMARRIED WOMAN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 49, ACCORDING TO THE SURVEY OF ROCKY RIDGE, PHASE II, AS RECORDED IN MAP BOOK 27 PAGE 16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.


- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) SUBJECT TO BUILDING SETBACK LINE OF 20 FEET RESERVED FROM SOUTHERLY AND ROCKY RIDGE DRIVE AS SHOWN BY PLAT.
- (5) SUBJECT TO EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 20 FEET FROM THE SOUTHERLY SIDE OF LOT.
- (6) SUBJECT TO RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN DEED BOOK 130 PAGE 173 IN PROBATE OFFICE.
- (7) SUBJECT TO RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
- (8) SUBJECT TO 20 FEET RIGHT OF WAY FOR INGRESS AND EGRESS GRANTED TO MARY ALICE BLACKMON DATED 03-29-96 BU INST# 1996-11116 IN PROBATE OFFICE.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, 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; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on AUGUST 01, 2001.

JOE ROSE HOMEBUILDERS, INC.


BY:   
JOE ROSE HOMEBUILDERS, INC., BY JOE ROSE ITS  
DIRECTOR

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JOE ROSE HOMEBUILDERS, INC., whose name is signed as DIRECTOR to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on AUGUST 01, 2001.

My commission expires: MY COMMISSION EXPIRES  
5/10/2005  
DAVID A. DAETWYLER

  
Notary Public