

mortgage covers purchase price. documents being recorded simultaneously.

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS:  
T & T Quality Homes, Inc.  
2849 Five Oaks Lane  
Birmingham, Alabama 35243

COUNTY OF SHELBY )

GENERAL WARRANTY DEED



20040426000215370 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
04/26/2004 13:32:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy-Three Thousand Nine Hundred and 00/100 (\$73,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **J. Anthony Joseph, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **T & T Quality Homes, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2, according to the Map of Tara, Section 4, First Revision, as recorded in Map Book 29, page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

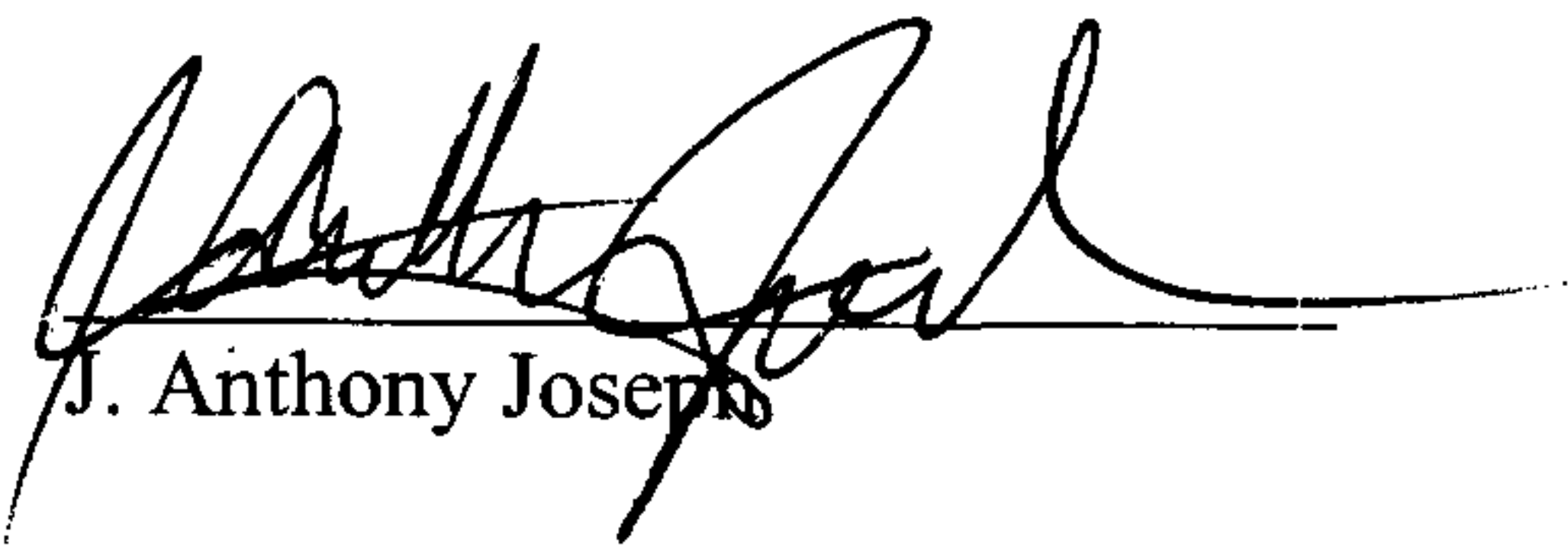
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 20<sup>th</sup> day of April, 2004.

  
J. Anthony Joseph

STATE OF ALABAMA )

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Anthony Joseph, a married man 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20<sup>th</sup> day of April, 2004.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Expires 01-10-2006