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20050316000118950 1/2 $50.50
Shelby Cnty Judge of Probate, AL
03/16/2005 04:20:49PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MARGIE L. SELF
1012 GRAND VIEW PASS
MAYLENE, AL 35114

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FIFTY FIVE THOUSAND EIGHT HUNDRED DOLLARS and 00/100 ($355,800.00) 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 MARGIE L. SELF, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1544 GRAND VIEW ESTATES GIVIANPOUR ADDITION TO ALABASTER 15TH ADDITION AS RECORDED IN MAP BOOK 32, PAGE 126 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN 1995/5892, 1ST AMENDMENT RECORDED IN INSTRUMENT 1995/28543, SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1995/28544, SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1996/0339, SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1996/29192, AMENDED BY INSTRUMENT 1996/37928 AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1996/37929, AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 2000/4501, AND SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 2000/1048, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

3. ARTICLES OF INCORPORATION OF GRANDE VIEW HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT 1995/5890 AND BY-LAWS RECORDED IN INSTRUMENT 1995/5891, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO, RIGHT OF FIRST REFUSAL, RELEASE OF DAMAGES, SINKHOLE AND COVENANT FOR STORM WATER RUN-OFF CONTROL RECORDED IN INSTRUMENT 20040323000146730, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

5. RIGHTS, EASEMENTS, RESTRICTIONS OR COVENANTS GRANTED TO ALABAMA POWER COMPANY, CITY OF ALABASTER AND FRANCIS M. RANDALL AND HARRIETT RANDALL AS REFERRED TO IN THAT CERTAIN DEED RECORDED IN INSTRUMENT 1994/26505 IN THE PROBATE OFFICE

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OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

6. DECREE OF CONDEMNATION CASE NO. 28-197, ALABAMA WATER AND GAS VS. KIMBERLY CLARK CORPORATION AS REFERRED TO IN THAT CERTAIN DEED RECORDED IN INSTRUMENT 1994/26505 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 138, PAGE 170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. BUILDING LINE(S), AS SHOWN BY RECORDED MAP.

9. EASEMENTS, AS SHOWN BY RECORDED MAP.

10. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN 20040206000061880 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

11. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT 20040206000061880 AND INSTRUMENT 20040223000092860, IN THE PROBATE OFFICE OF SHELBY COUNTY , ALABAMA.

$284,000.00 of the consideration herein derived from a mortgage closed simultaneously herewith.
$35,500.00 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., by its PRESIDENT, JOE ROSE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of February, 2005.

JOE ROSE HOMEBUILDERS, INC.

By: Joe Rose Pres
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 22nd day of February, 2005.

Notary Public
My commission expires: 10-2-05