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Shelby Cnty Judge of Probate, AL
05/24/2005 03:41:34PM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL BY THESE PRESENTS, that in consideration of **EIGHT HUNDRED FIVE THOUSAND & NO/100 DOLLARS (\$805,000.00)**, to the undersigned grantor, **CITATION HOMES, INC.**, an Alabama corporation (the "Grantor"), in hand paid by **CHERYL H. RAST** (the "Grantee") the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama:

Lot 13B, according to a resurvey of Lot 13, Indian Crest Estates, as recorded in Map Book 33, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to and except for:

1. Ad valorem taxes for 2005 and subsequent years, a lien but not yet due and payable.
2. Title to minerals underlying caption lands with mining rights, privileges and immunities belonging thereto, as reserved in Deed Book 42, Page 246, in Probate Office.
3. Restrictive covenants and conditions recorded in Deed Book 256, Page 143, in the Probate Office of Shelby County, Alabama.
4. 50-foot building set back line from Star Trek Drive as shown on map in the Probate Office.
5. 10-foot easement across the Northeast and Southwest sides of said lot as shown on recorded map.
6. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 256, Page 650, in the Probate Office .
7. Transmission line permits to Alabama Power Company recorded in Deed Book 228, Page 794; Deed Book 247, Page 874; and Deed Book 259, Page 162, in Probate Office.
8. Easement to Alabama Power Company recorded in Instrument Number 1997-15357.
9. Restrictions as shown on recorded map.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

TO HAVE AND TO HOLD, To the said Grantee, her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her 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 Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President and Secretary, Homer L. Dobbs, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of May, 2005.

CITATION HOMES, INC.

BY: Homer L. Dobbs, Jr.
PRINTED NAME: HOMER L. DOBBS, JR.
TITLE: PRESIDENT AND SECRETARY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **HOMER L. DOBBS, JR.**, whose name as President and Secretary of **CITATION HOMES, INC.**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 23 day of May, 2005.
Catherine R. Mills
Notary Public
My Commission Expires: 11/2/06

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THIS INSTRUMENT WAS PREPARED BY:

Terry W. Gloor, Esquire
800 Shades Creek Parkway
Suite 335
Birmingham, Alabama 35209
(205) 870-4104

SEND TAX NOTICE TO:

Ms. Cheryl H. Rast
181 Star Trek Drive
Pelham, AL 35124