14485

20060613000279280 1/2 $24.00
Shelby Cnty Judge of Probate,AL
06/13/2006 09:24:03AM FILED/CERT

Shelby County, AL 06/13/2006
State of Alabama

Deed Tax:$10.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

RON CAMERON SHIRLEY
238 PARK LAKE TRACE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN THOUSAND DOLLARS 00/100 ($10,000.00)** to the undersigned grantor, **JOE ROSE HOMEBUILDERS, INC., a/an 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 **ROSE CREEK HOMES, INC.**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 469, according to the Final Plat of Riverwoods Fourth Sector, Phase III, as recorded in Map Book 31, Page 89, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.
3. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 112, PAGE 876; REAL 328, PAGE 1; REAL 247, PAGE 599 AND REAL 247, PAGE 636.
4. OIL AND GAS LEASE RECORDED IN REAL 370, PAGE 923.
5. RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION, RECORDED IN INST. NO. 2001-54741.
6. RESTRICTIONS OR COVENANTS APPEARING OF RECORD IN INST. NO. 2002-7338 AND INST. NO. 20040629000355380.
7. EASEMENT TO SOUTHERN NATURAL GAS COMPANY, AS RECORDED IN INST. NO. 2001-54741.

$.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.

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IN WITNESS WHEREOF, the said GRANTOR, **JOE ROSE HOMEBUILDERS, INC.** , by **JOE ROSE** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8th day of June, 2006.

JOE ROSE HOMEBUILDERS, INC.

By Joe Rose

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/an 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 8th day of June, 2006.

Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE