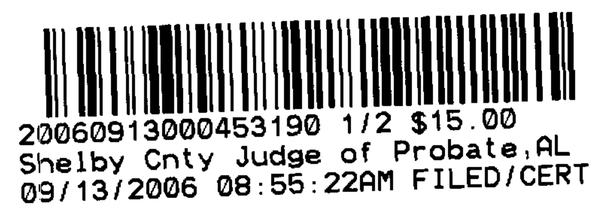
14892



(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:

AMANDA M. RUPP
572 WATERFORD LANE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 ($149,900.00)** to the undersigned grantor, **ROSE CREEK HOMES, 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 **AMANDA M. RUPP**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 537 according to the Survey of Waterford Highlands, Sector 4, Phase 1, as recorded in Map Book 34, Page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN REAL VOLUME 2300, PAGE 867.

3. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN VOLUME 2877, PAGE 403, VOLUME 4156, PAGE 394, AND VOLUME 4220, PAGE 9.

4. A 35-FOOT BUILDING SET BACK LINE RESERVED FROM LOCH LOMOND, AS SHOWN BY RECORDED MAP.

5. A 7.5-FOOT EASEMENT ON THE NORTH AND A 15-FOOT EASEMENT ON THE NORTHEASTERLY SIDE, AS SHOWN BY RECORDED MAP.

6. EASEMENT OF VARYING WIDTH ON THE WEST SIDE OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.

7. 8 FOOT EASEMENT ON THE EAST OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.

$145,403.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$4,497.00 of the consideration herein was derived from a second 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

20060913000453190 2/2 $15.00
Shelby Cnty Judge of Probate,AL
09/13/2006 08:55:22AM FILED/CERT

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, **ROSE CREEK HOMES, INC.** , by **JOE ROSE** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of August, 2006.

ROSE CREEK HOMES, INC.

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 ROSE CREEK HOMES, 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 30th day of August, 2006.

Notary Public

My commission expires: 9-27-09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE