



Shelby County, AL 12/12/2006 State of Alabama

Deed Tax: \$34.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

KEE PROPERTIES, LLC 103 MISSION HILLS ROAD ALABASTER, AL 35007

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS 00/100 (\$170,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, JOE ROSE, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KEE PROPERTIES, LLC, Limited Liability Company, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 103, according to the Survey of Mission Hills Road Subdivision Phase I, as recorded in Map Book 27, Page 14, in the Probate Office of Shelby County, Alabama.

THIS PROPERTY DID NOT CONSTITUTE THE HOMESTEAD OF JOE ROSE OR HIS SPOUSE

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
- RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 101, PAGE 90; VOLUME 101, PAGE 89 AND VOLUME 121, PAGE 188.
- 4. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 245, PAGE 257.
- 5. RIGHT OF WAY GRANTED TO PLANTATION PIPE LINE AS RECORDED IN VOLUME 112, PAGE 265.
- 6. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.

\$136,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am

(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, **JOE ROSE**, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of December, 2006.

ØEROSE

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOE ROSE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of December, 2006.

Notary Public

My commission expires: \(\)

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PUBLIC STATE ATTENDED

