15528

20070319000121450 1/2 $34.00
Shelby Cnty Judge of Probate,AL
03/19/2007 08:12:47AM FILED/CERT

Shelby County, AL 03/19/2007
State of Alabama

Deed Tax:$20.00

(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:

G & S HYDRAULICS, INC.
1920 TAHITI LANE
ALABASTER, AL 35007

STATE OF ALABAMA
COUNTY OF JEFFERSON

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY THOUSAND DOLLARS 00/100 ($160,000.00)** to the undersigned grantor, **JOE ROSE HOMEBUILDERS, INC.**, 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 **G & S HYDRAULICS, INC.**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in ~~JEFFERSON~~ SHELBY County, Alabama, to-wit:

Lot 101, according to the Survey of Mission Hills Road Subdivision, Phase I, as recorded in Map Book 27, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **50-FOOT BUILDING SETBACK LINE ALONG MISSION HILL PARK AND A 10-FOOT EASEMENT ON SOUTHERLY LOT LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.**
3. **RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 101, PAGES 89 AND 90 AND DEED BOOK 121, PAGE 188.**
4. **RIGHT OF WAY TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 112, PAGE 265.**
5. **RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 245, PAGE 257.**
6. **OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.**

$140,250.00 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 9th day of March, 2007.

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.**, 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 9th day of March, 2007.

Notary Public

My commission expires: 9·27·09

GEORGE M. VAUGHN NOTARY PUBLIC ALABAMA STATE AT LARGE

ELIZABETH L. HENDERSON NOTARY PUBLIC ALABAMA STATE AT LARGE