15532

20070319000121810 1/2 $162.00
Shelby Cnty Judge of Probate, AL
03/19/2007 08:58:12AM FILED/CERT

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

Deed Tax:$148.00

(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:

LYNDA E. MORRIS
3112 HIDDEN FOREST COVE
MONTEVALLO, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND NINE HUNDRED DOLLARS 00/100 ($147,900.00)** 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 **LYNDA E. MORRIS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 54, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-57072 AND INST. NO. 20060126000042480.

4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGTHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.

5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST NO 20050803000393990; REAL VOLUME 235, PAGE 318 AND REAL VOLUME 236, PAGE 825.

$.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, **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 13th day of March, 2007.

ROSE CREEK HOMES, INC.

By Joe Rose Jr

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 13th day of March, 2007.

Notary Public

My commission expires: 4.27.09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE