15614

20070423000185500 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/23/2007 09:25:41AM FILED/CERT

(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:

SONYA K. EGGLESTON
2045 HIGHVIEW WAY
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND DOLLARS 00/100 ($147,000.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **ROSE CREEK HOMES, INC.** does by these presents, grant, bargain, sell and convey unto **SONYA K. EGGLESTON**, (herein referred to as GRANTEES, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 956 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4 PHASE 2 AS RECORDED IN MAP BOOK 36 PAGE 15A AND 15 B 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) TO BE RECORDED IN THE PROBATE OFFICE.

3. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL VOLUME 2300 PAGE 867 AND VOLUEM 2877 PAGE 403 AND VOLUME 4156 PAGE 394 AND VOLUME 4220 PAGE 9.

4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100 AND 1995-1640.

5. EASEMENT OF VARYING WIDTH ON THE WEST DIES AS SHOWN BY RECORDED MAP.

6. TERMS AND CONDITIONS, AS RECORDED IN INST. 1995, PAGE 1640.

7. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 34, PAGE 73.

8. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO WATERFORD, LLC INCLUDING RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. NO. 20030604000346100.

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$147,000.00of 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.

IN WITNESS WHEREOF, the said GRANTOR, **ROSE CREEK HOMES, INC.** , by **CHERIE ROSE** its VICE **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6th day of April, 2007.

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 , 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 6th day of April, 2007.

ELIZABETH L. HENDERSON NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My commission expires: 4-27-09