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20070515000225430 1/2 \$259.00
Shelby Cnty Judge of Probate, AL
05/15/2007 08:28:32AM FILED/CERT

Shelby County, AL 05/15/2007
State of Alabama

Deed Tax: \$245.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

BARBARA HOBSON HOLLY
552 PARK LAKE LANE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND DOLLARS 00/100 (\$245,000.00)** 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 **BARBARA HOBSON HOLLY**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 438, according to the Final Plat of Riverwoods Fourth Sector – Phase II, as recorded in Map Book 31, Page 23, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **BUILDING LINES AS SHOWN BY RECORDED MAP.**
3. **EASEMENTS AS SHOWN BY RECORDED MAP.**
4. **RESTRICTIONS AS SHOWN BY RECORDED MAP.**
5. **MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 112, PAGE 876; REAL 328, PAGE 1; REAL 247, PAGE 599; AND REAL 247, PAGE 636 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
6. **OIL AND GAS LEASE RECORDED IN REAL 370, PAGE 923 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
7. **RIGHT OF WAY EASEMENT TO SOUTHERN NATURAL GAS CORPORATION RECORDED IN INSTRUMENT 2001-54741 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.**
8. **RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2002-7338 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
9. **EASEMENT TO SOUTHERN NATURAL GAS COMPANY RECORDED IN INST. 2001-54741.**
10. **RIGHT OF WAY TO ALABAMA GAS RECORDED IN VOLUME 1044, PAGE 800.**
11. **RIGHT OF WAY TO JEFFERSON COUNTY RECORDED IN REAL 464, PAGE 460; REAL 464, PAGE 435 AND REAL 845, PAGE 488.**
12. **RIGHTS OF WAY AND EASEMENTS RECORDED IN BESSEMER VOLUME 732, PAGE 505, BIRMINGHAM VOLUME 1683, PAGE 355, BESSEMER VOLUME 447, PAGE 522 AND BESSEMER VOLUME 840, PAGE 343.**

13. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 24, PAGE 884.**
14. **SEWER LINE EASEMENTS RECORDED IN REAL 464, PAGE 460.**
15. **MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 39, PAGE 755.**
16. **EASEMENT TO TIME WARNER ENTERTAINMENT RECORDED IN INST. 9961/3797.**

\$.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.

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 8th day of May, 2007.

JOE ROSE HOMEBUILDERS, INC.


JOE ROSE
PRESIDENT

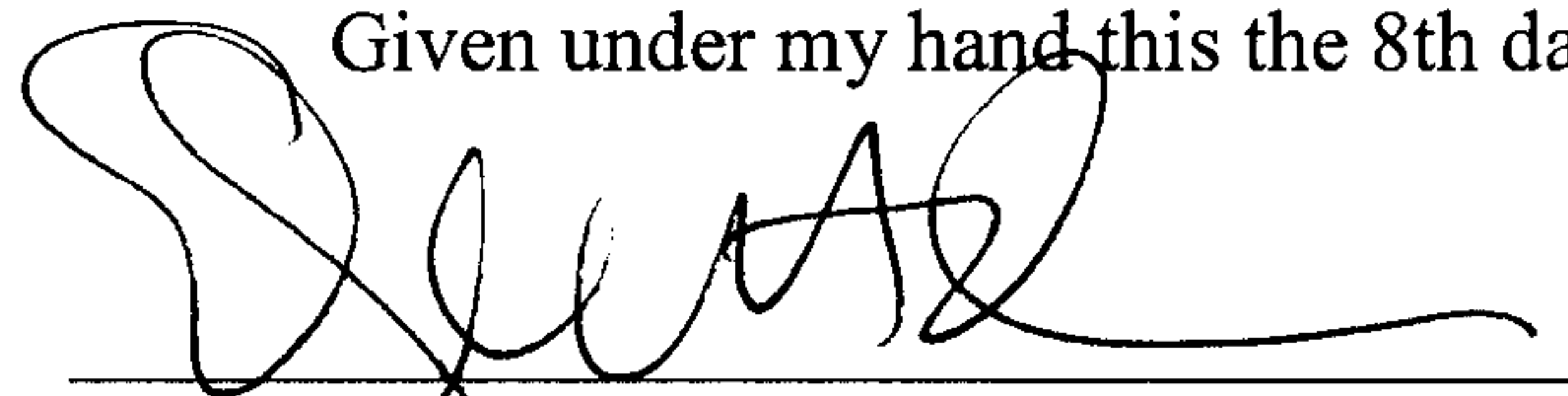
STATE OF ALABAMA)

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 8th day of May, 2007.


Notary Public

My commission expires: 9-21-08

