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20070521000233680 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/21/2007 08:31:35AM FILED/CERT

(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

GWENDOLYN CURTIS
568 WATERFORD LANE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY THOUSAND NINE HUNDRED FIFTY DOLLARS 00/100 (\$150,950.00)** to the undersigned grantor, ROSE CREEK HOMES, INC., a/an , 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 **GWENDOLYN CURTIS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 947 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4 PHASE 2 AS RECORDED IN MAP BOOK 36 PAGE 15A AND 15B 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 AND SOUTHERN BELL TELEPHONE COMPANY AS SET FORTH IN REAL VOLUME 2300 PAGE 867.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 2877 PAGE 403 VOLUME 4156 PAGE 394 AND VOLUME 4220 PAGE 9.
5. EASEMENT OF VARYING WIDTH ON THE WEST SIDE OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.
6. DECLARATION AND RESTRICTIONS AS SETFORTH IN INSTRUMENT 2005-59714.
7. EASEMENT OF VARYING WIDTH ON THE WEST SIDE OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.
8. 8 FOOT EASEMENT ON THE NORTH AND EAST SIDE AS SHOWN BY RECORDED MAP.
9. 20 FOOT EASEMENT ON THE WEST AS SHOWN BY RECORDED MAP.

150,950.00
~~\$150,000.00~~ 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, **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 15th day of May, 2007.

ROSE CREEK HOMES, 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 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 .

Given under my hand and this the 15th day of May, 2007.


Notary Public

My commission expires: 

