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20080211000054720 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
02/11/2008 08:29:06AM FILED/CERT

Shelby County, AL 02/11/2008
State of Alabama

Deed Tax: \$25.00

(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:

KEE PROPERTIES, LLC
102 MISSION HILLS ROAD
ALABASTER, AL 35007

STATE OF ALABAMA
COUNTY OF JEFFERSON

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY NINE THOUSAND DOLLARS 00/100 (\$169,000.00)** to the undersigned grantor, JOE ROSE HOMEBUILDERS, 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 **KEE PROPERTIES, LLC**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 102, ACCORDING TO THE SURVEY OF MISSION HILLS ROAD SUBDIVISION PHASE I, AS RECORDED IN MAP BOOK 27, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


\$144,000.00 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, **JOE ROSE HOMEBUILDERS, INC.**, A CORPORATION, by **JOE ROSE** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 4th day of February, 2008.

JOE ROSE HOMEBUILDERS, INC.


JOE ROSE
PRESIDENT

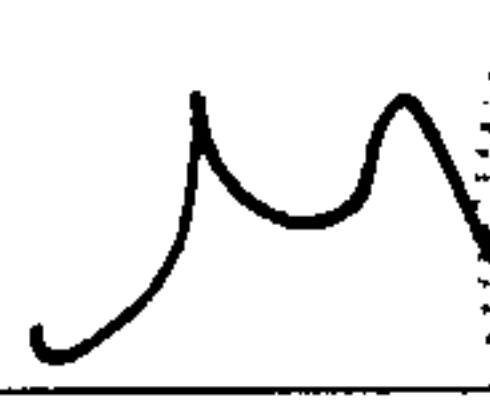
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

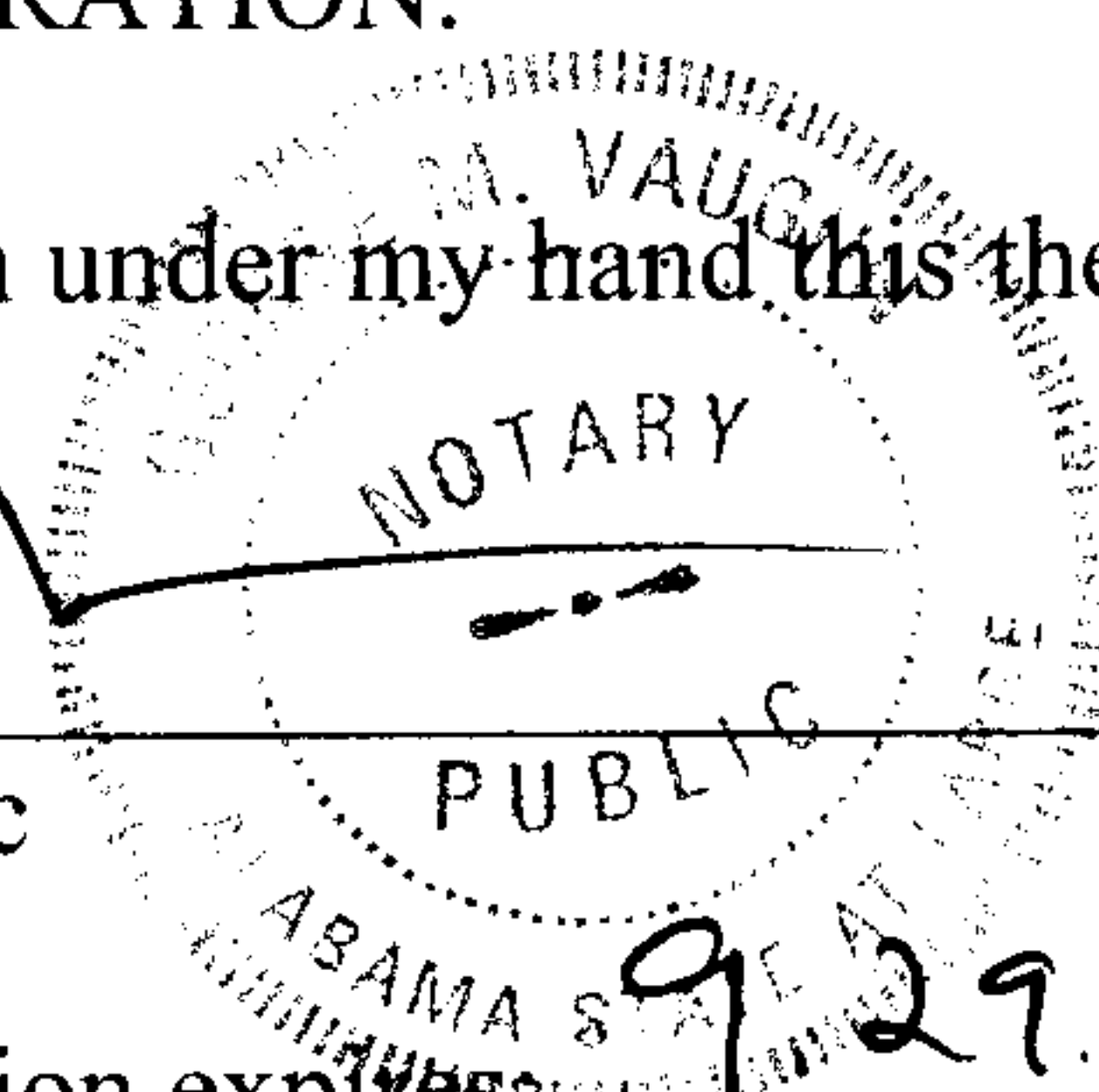
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOE ROSE**, whose name as **PRESIDENT** of **JOE ROSE HOMEBUILDERS, INC.**, a/an CORPORATION, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being 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 4th day of February, 2008.



Notary Public

My commission expires:


9.29.2010