

## WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
John David King  
3120 Hidden Forest Cove  
Montevallo, Alabama 35115

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty six thousand five hundred and no/100 (\$146,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Joe Rose, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John David King** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 56, 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 mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

\$145,351.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31<sup>st</sup> day of March, 2008.

### STATE OF ALABAMA COUNTY OF SHELBY

  
\_\_\_\_\_  
Joe Rose

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Joe Rose, a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31<sup>st</sup> day of March, 2008.

Shelby County, AL 04/07/2008  
State of Alabama

Deed Tax: \$1.50

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009