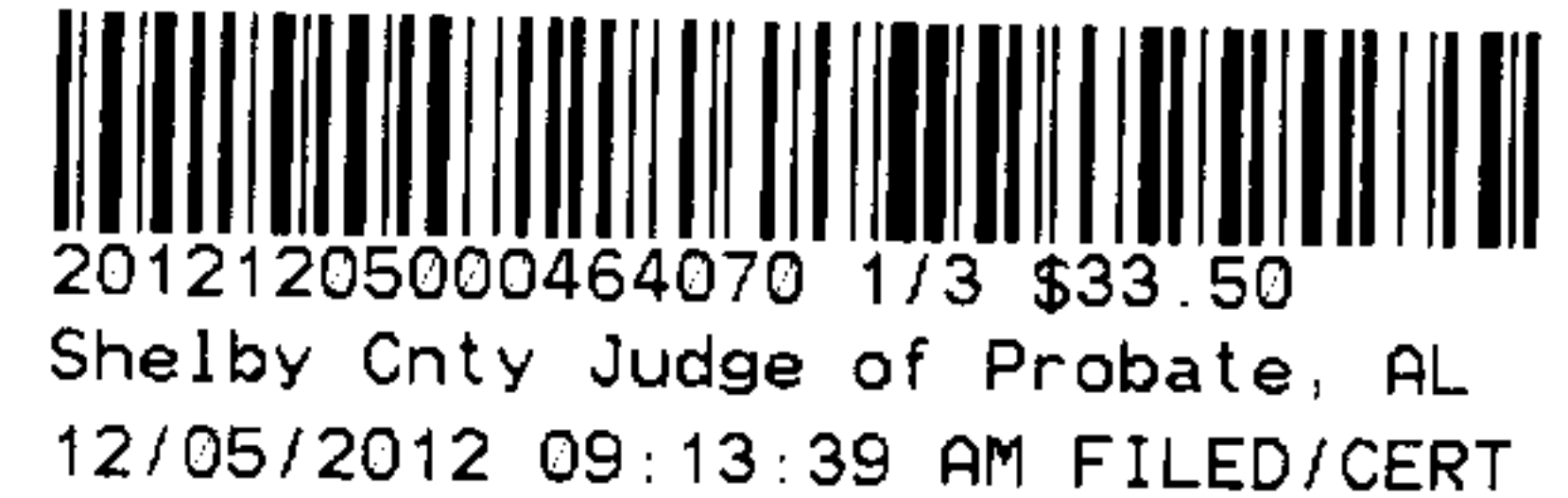


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Paul Hatch
1015 Grande View Pass
Maylene, AL 35114

GENERAL WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Eight Thousand And No/100 Dollars (\$308,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Cherie Rose and husband, Joe Rose and Joe Rose Homebuilders, Inc., an Alabama corporation, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Paul Hatch (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1505, Grande View Estates, Givianpour Addition to Alabaster, 15th Addition, as recorded in Map Book 32, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Ninety-Two Thousand Six Hundred And No/100 Dollars (\$292,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

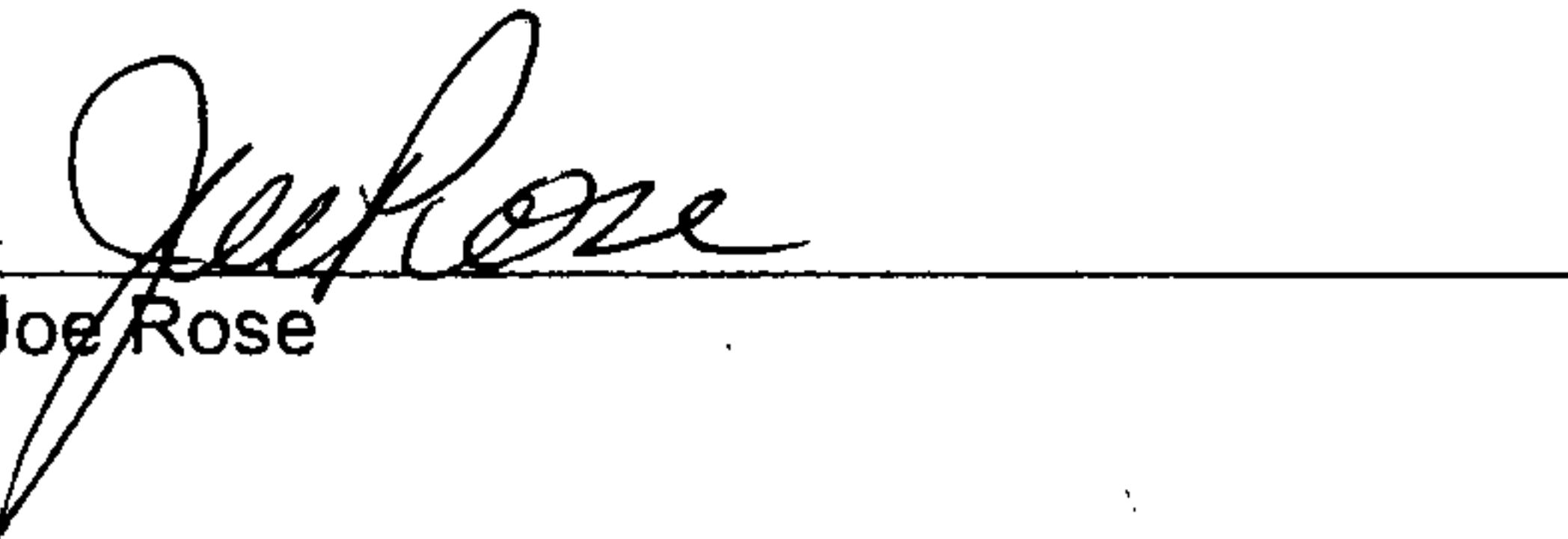
Shelby County, AL 12/05/2012
State of Alabama
Deed Tax:\$15.50

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 28, 2012.



Cherie Rose

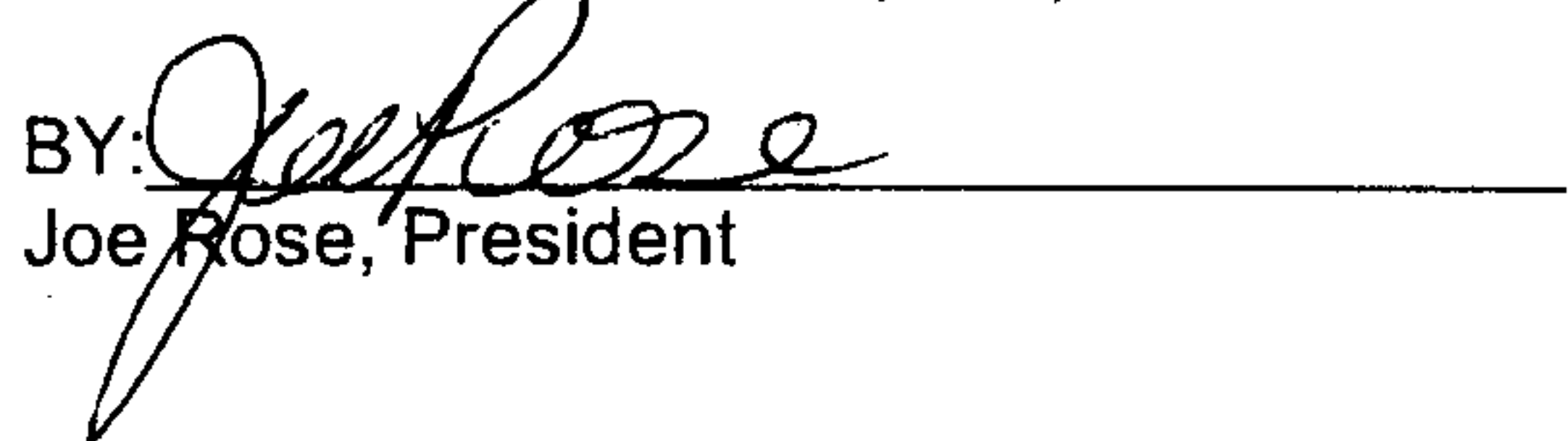


Joe Rose



20121205000464070 2/3 \$33.50
Shelby Cnty Judge of Probate, AL
12/05/2012 09:13:39 AM FILED/CERT

Joe Rose Homebuilders, Inc., an Alabama corporation

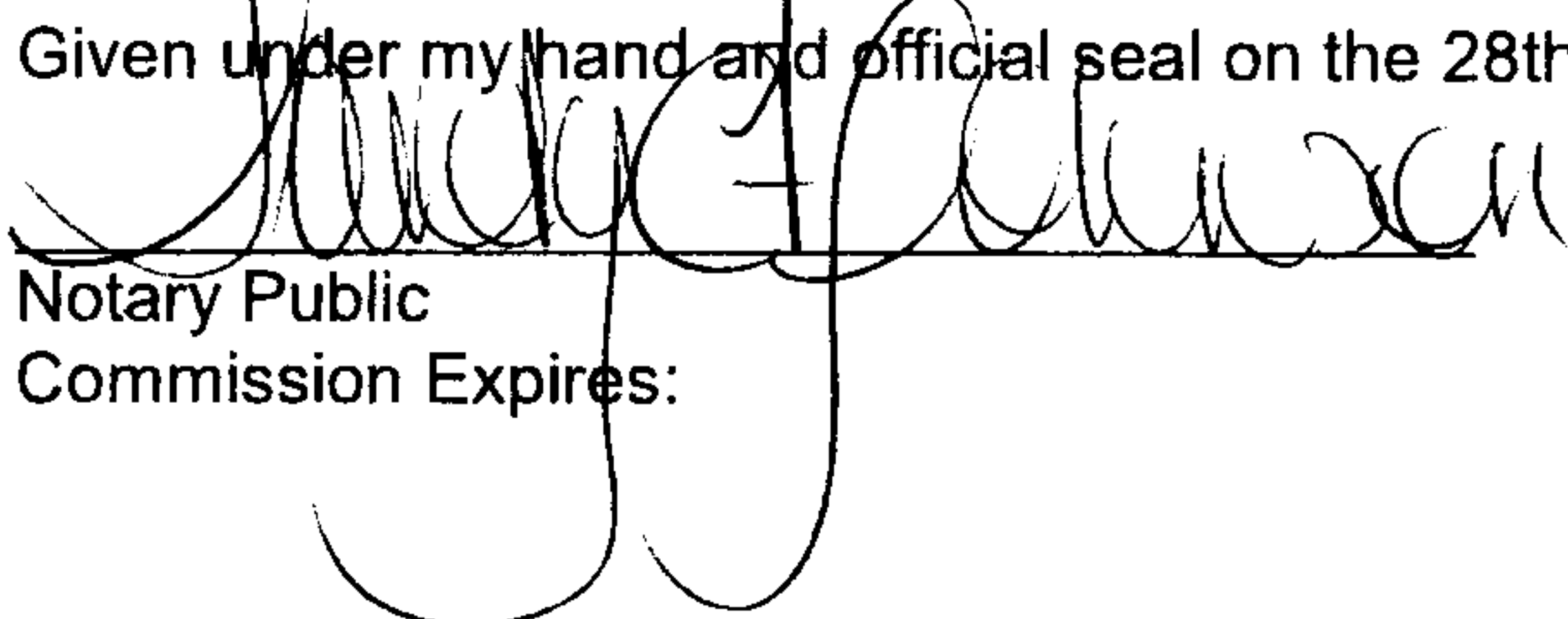
BY: 

Joe Rose, President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Rose, whose name as President of the 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, as such President and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal on the 28th day of November, 2012.



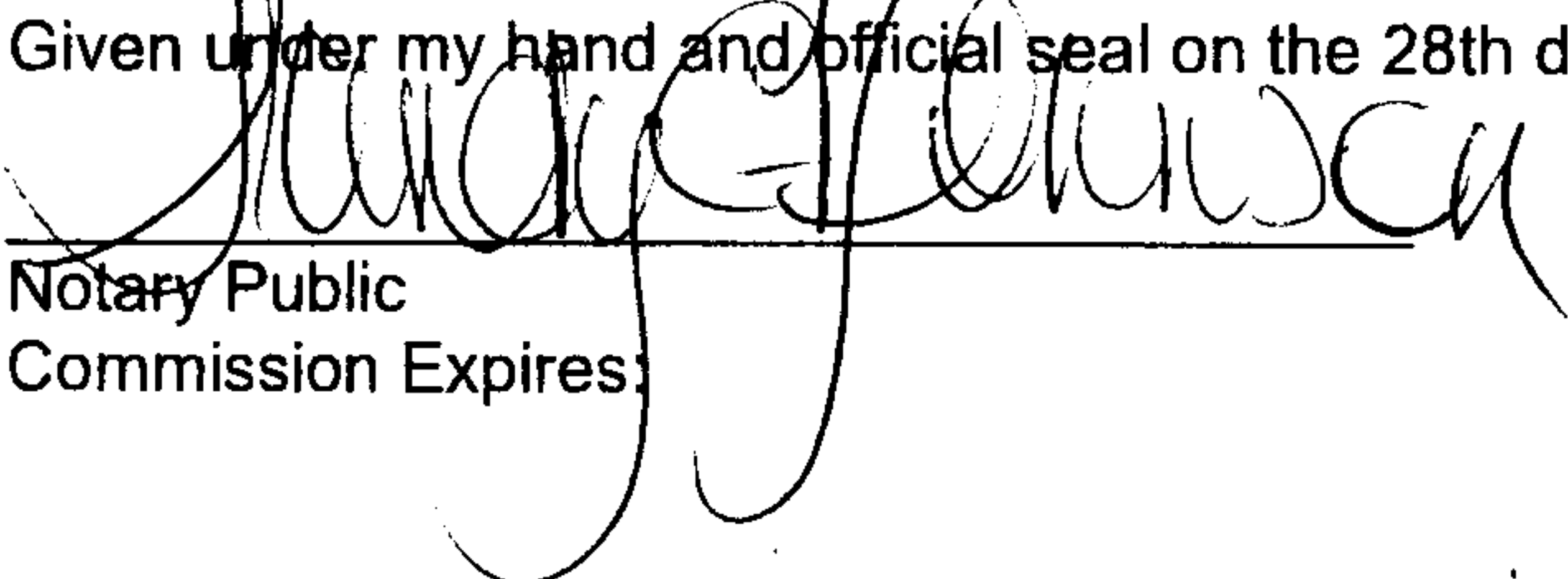
Notary Public

Commission Expires:

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cherie Rose and Joe Rose, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 28th day of November, 2012.



Notary Public

Commission Expires:

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

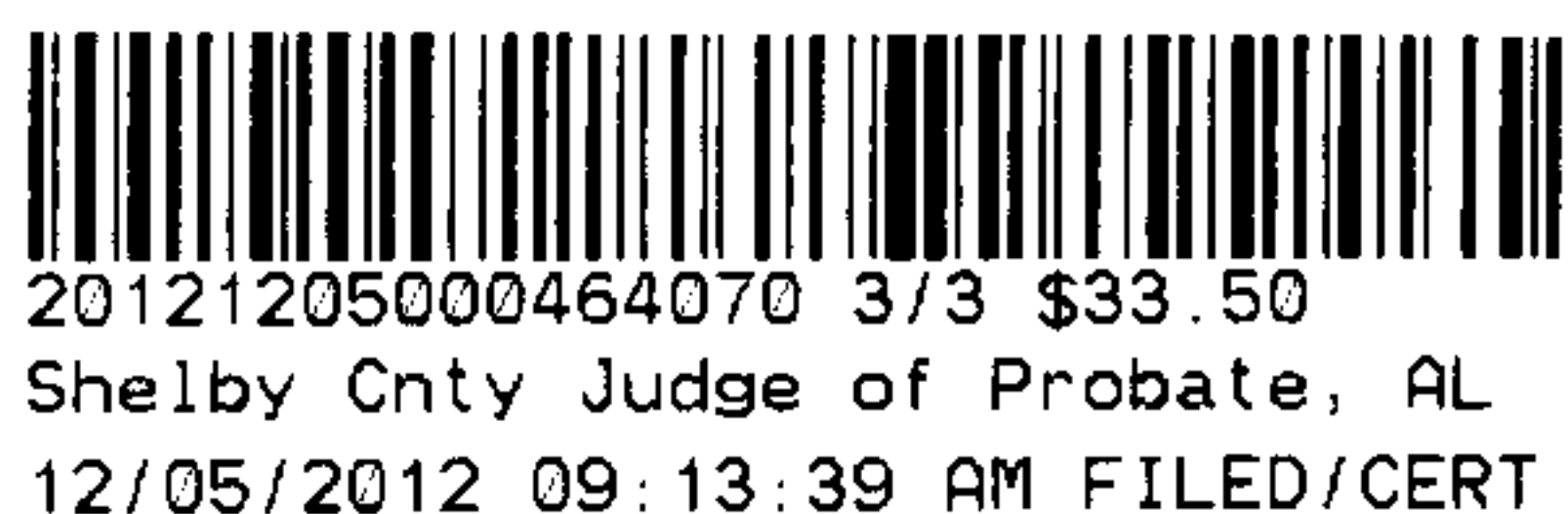
Grantor's Name Cherie Rose
Mailing Address 1015 Grande View Pass
Maylene, AL 35114

Grantee's Name Paul Hatch
Mailing Address 314 Lane Park Trail
Maylene, AL 35114

Property Address 1015 Grande View Pass
Maylene, AL 35114

Date of Sale November 28, 2012
Total Purchase Price \$308,000.00

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Cherie Rose, 1015 Grande View Pass, Maylene, AL 35114.

Grantee's name and mailing address - Paul Hatch, 314 Lane Park Trail, Maylene, AL 35114.

Property address - 1015 Grande View Pass, Maylene, AL 35114

Date of Sale - November 28, 2012.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes with be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: November 28, 2012

Sign Shirley G. Johnson
Agent