

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Carter Mason Investments, LLC
1904 Indian Lake Drive
Birmingham, Alabama 35124



20040914000509750 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/14/2004 09:38:00 FILED/CERTIFIED

COUNTY OF SHELBY)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty Thousand and 00/100 (\$140,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Timothy K. O'Brien, a single man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Carter Mason Investments, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$140,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 2nd day of September, 2004.


Timothy K. O'Brien

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Timothy K. O'Brien, a single man whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of September, 2004.


NOTARY PUBLIC

My Commission Expires: 2/4/08

Exhibit "A"

PARCEL I

A parcel of land in the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County Alabama, more particularly described as follows:

Commence at the Northwest corner of the South $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence in a Southerly direction along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 279.93 feet to the point of beginning; thence continue along East last described course a distance of 359.77 feet, said point being 20 feet North, of the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence in an Easterly direction, parallel to the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 9.18 feet to the Northwesterly right of way line of Shelby County Highway 35; thence 60 deg. 20 min. left in a Northeasterly direction along said right of way line, a distance of 49.61 feet to the beginning of a curve to the left, said curve having a radius of 675.21 feet and a central angle of 16 deg. 42 min. 14 sec.; thence along arc of said curve in a Northeasterly direction a distance of 196.85 feet to end of said curve; thence continue in a Northeasterly direction a distance of 97.32 feet; thence 85 deg. 50 min. 21 sec. left in a Northwesterly direction a distance of 132.75 feet to the point of beginning.

PARCEL II

A parcel of land in the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 18; thence run South along the East $\frac{1}{4}$ $\frac{1}{4}$ line 279.93 feet to the point of beginning; thence continue last course 375.89 feet to a point on the Westerly right of way of Shelby County Highway No. 35; thence turn right 29 deg. 40 min. 00 sec. and run along said right of way 4.47 feet; thence turn right 60 deg. 37 min. 43 sec. and run West 46.91 feet; thence turn right 90 deg. 17 min. 42 sec. and run North 394.64 feet; thence turn right 107 deg. 05 min. 38 sec. and run Southeast 51.40 feet to the point of beginning.

All being situated in Shelby County, Alabama.

J. O'Brien