

WARRANTY DEED

Send Tax Notice To: Carter Homes & Development, Inc.
110 Carter Lane
Alabaster, Alabama 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of FORTY-ONE THOUSAND FOUR HUNDRED AND 00/100 (\$ 41,400.00) DOLLARS, in cash, and to facilitate a Section 1031 exchange under an integrated plan, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, WILLIAM V. DILLARD, A MARRIED MAN, (herein referred to as Grantor), grant, bargain, sell and convey unto CARTER HOMES & DEVELOPMENT, INC., (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 33, 34, 35, 36, 37 and 38, according to the Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Ad valorem taxes for the Year 1994, which said taxes are not due or payable until October 1, 1994. 2. Right of Way granted to Alabama Power Company by instruments recorded in Real Book 20, Page 247; Real Book 48, Page 65; Real Book 59, Page 380, in the Probate Office of Shelby County, Alabama. 3. Easements and building line as shown on recorded map. 4. Agreement with Alabama Power Company as to underground cables in Real Book 12, Page 549; and covenants pertaining thereto in Real Book 12, Page 548, in the Probate Office of Shelby County, Alabama. 5. Terms. agreements and right of way to Alabama Power Company, as recorded in Real Book 12, Page 548, in the Probate Office of Shelby County, Alabama. 6. Rights of owners of property adjoining property in and to the joint of common rights in building situated on said lots, such rights include but are no limited to roof, foundation, party walls, walkway and entrance.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.
THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of December, 1993.

Inst # 1994-01034

William V. Dillard (SEAL)

William V. Dillard


01/11/1994-01034
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1994-01034

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William V. Dillard, a married 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 conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 31st day of December, 1993.



Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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SHELBY COUNTY JUDGE OF PROBATE
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