

Inst # 1995-06720

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
 R. Shan Paden
 PADEN & PADEN
 Attorneys at Law
 100 Concourse Parkway, Suite 130
 Birmingham, Alabama 35244

SEND TAX NOTICE TO:
 JON HOWARD AUERBACH
 113 GLEN ABBEY WAY
 ALABASTER, AL 35007

STATE OF ALABAMA)
 COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED and 00/100 (\$159,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KERRY CARTER, A MARRIED MAN AND RAYBURN CARTER, A MARRIED MAN D/B/A CARTER CONSTRUCTION (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JON HOWARD AUERBACH, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF WEATHERLY, GLEN ABBEY, SECTOR 12, AS RECORDED IN MAP BOOK 18 PAGE 128 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 30 feet reserved from Glen Abbey Lane and Tintern Abbey as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in as Instrument #1994-25694 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127 page 410 and Deed 194 page 30 in Probate Office.
5. Agreement for ingress and egress recorded in Deed 289 page 858 in Probate Office.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THEIR RESPECTIVE SPOUSES.

\$143,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

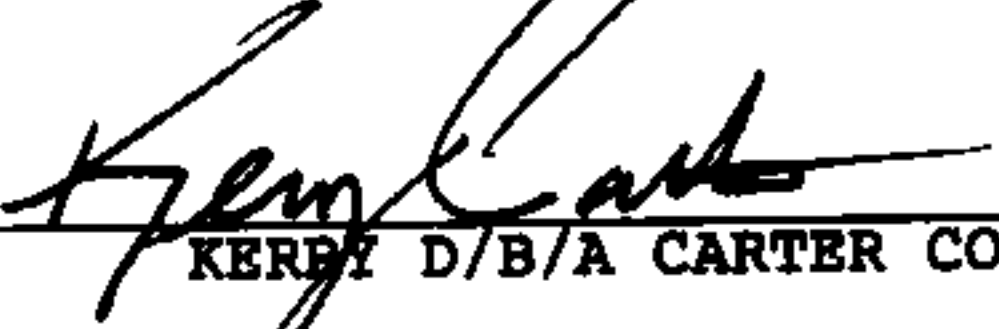
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all

03/15/1995
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 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 27.00

encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, the said GRANTORS, KERRY CARTER AND RAYBURN CARTER D/B/A CARTER CONSTRUCTION, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of March, 1995.


KERRY D/B/A CARTER CONSTRUCTION


RAYBURN D/B/A CARTER CONSTRUCTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KERRY CARTER AND RAYBURN CARTER D/B/A CARTER CONSTRUCTION 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of March, 1995.


Notary Public

My commission expires: 7/16/98

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