

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

James R. Harrington, Jr.
137 Canyon Place
Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

Inst # 1995-21226

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-Nine Thousand Nine Hundred and No/100 (\$79,900.00) Dollars to the undersigned Grantor

CARTER HOMES AND DEVELOPMENT, INC.

a corporation (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

JAMES R. HARRINGTON, JR.

(herein referred to as Grantee whether one or more) the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 18, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights-of-way of record.

 \$63,900.00
~~\$79,900.00~~ of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantee forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of July, 1995.

CARTER HOMES AND DEVELOPMENT, INC.

By: 

Its President

Inst # 1995-21226

08/07/1995-21226
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 27.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth Carter, whose name as President of Carter Homes and Development, Inc., a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of July, 1995.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/23/96

Inst # 1995-21226

08/07/1995-21226
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 27.00

ALABAMA
NOTARY PUBLIC
KENNETH CARTER
CARTER HOMES AND DEVELOPMENT, INC.
28 JUL 1995
21226