

This instrument was prepared by:

(Name) Roy L. Martin
(Address) P.O. Box 9
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Carter Homes and Development, Inc.
(Address) 245 Forest Parkway
Montevallo, Alabama 35115

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty nine thousand seven hundred eighteen dollars and no/100---DOLLARS
(\$49,718.00)

to the undersigned grantor, Canyon Park Partnership

a (general) (limited) a partnership

(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
Carter Homes and Development, Inc.

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

1995-36378

12/19/1995-36378
12:38 PM CERTIFIED

A parcel of land situated in the S 1/2 of the NE 1/4 of the NW 1/4 of
Section 13, Township 20 South, Range 3 West, and being more particularly
described as follows:

Commence at the NE Corner of the S 1/2 of the NE 1/4 of the NW 1/4 of
Section 13, Township 20 South, Range 3 West; thence S 5deg-14'-51" W a
distance of 631.63'; thence S 84deg-02'-43" E a distance of 939.22' to the
POINT OF BEGINNING; thence continue along the last described course a
distance of 140.40'; thence N 26deg-35'-27" E a distance of 174.84' to a
point on the southerly right-of-way line of Canyon Park Drive (50'
R.O.W.), said point lying on a curve to the left having a radius of
219.50' and a central angle of 41deg-12'-40"; thence along said right-of-
way line and the arc of said curve a distance of 157.88', said arc
subtended by a chord which bears S 79deg-05'-18" E a distance of 154.50',
to the end of said curve; thence S 32deg-31'-16" W a distance of 168.01'
to the Point of Beginning. Said parcel contains 22,097 square feet, more
or less.

Said parcel also being described as Lot 4 of the Canyon Park
Subdivision.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and
assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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, his, her or their heirs, executors and assigns, or its successors and assigns,
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

Partner(s), who (is) (are)

this the 21st day of August, 19 95

Roy Martin Construction, Inc.

By

Roy L. Martin

Partner

J. E. Bishop Homes, Inc.

By

James E. Bishop

Partner

Inst # 1995-36378

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Roy L. Martin and James E. Bishop

whose name(s) as general partner(s) of Canyon Park Partners
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 21st day of August, 1995

AFFIX NOTARIAL SEAL

Brenda H. Clayton
Notary Public

My commission expires: 4/27/97

Inst # 1995-36378

12/19/1995-36378
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Return to:

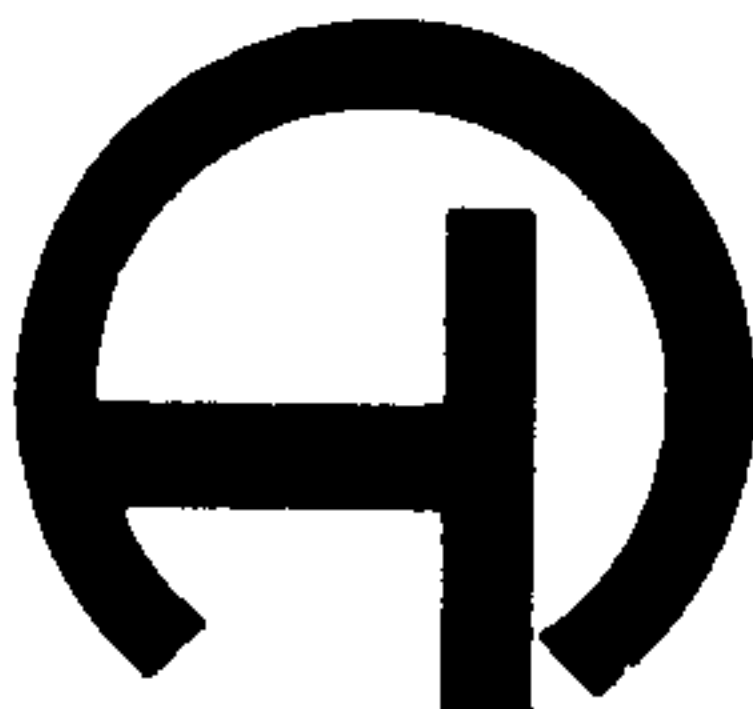
TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA

COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235