

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SIX THOUSAND FIVE HUNDRED & NO/100---- (\$46,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Shelia D. Keith Carter, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carla M. MacDonald, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

\$46,932.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 32 Lela Belle Lane Harpersville, Alabama 35078

DKC THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD to the said grantee, 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 said grantee, 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 encumbrances, unless otherwise stated 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, I have hereunto set my hand and seal, this 29th day of December, 1995.

*Shelia D. Keith Carter*

Shelia D. Keith Carter

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelia D. Keith Carter, a married woman 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December A.D., 1995

*[Signature]*  
Notary Public  
Inst # 1996-00281 2-20-99

01/04/1996-00281  
09:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 11.00

EXHIBIT "A"

From the Southeast corner of the NE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, proceed North 0 deg. 14 min. 33 sec. East along the East boundary of said NE 1/4 of SE 1/4 for a distance of 2028.17 feet to a point; thence proceed South 75 deg. 32 min. 21 sec. West 281.07 feet to the point of beginning of herein described parcel of land; thence turn from said point of beginning continue along the aforementioned course South 75 deg. 32 min. 21 sec. West 138.97 feet; thence proceed South 10 deg. 52 min. 00 sec. East 457.82 feet; thence proceed North 86 deg. 56 min. 06 sec. East 107.12 feet; thence proceed North 6 deg. 59 min. 38 sec. West 482.17 feet back to the point of beginning of herein described parcel of land.

The above described parcel of land is located in the SE 1/4 of NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and is that same property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 125 page 978.

at # 1996-00281

01/04/1996-00281  
09:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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SDKC