

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY TWO THOUSAND NINE HUNDRED & NO/100----
(\$82,900.00) DOLLARS to the undersigned grantor, Carter Homes & Development, Inc.
a corporation, (herein referred to as the 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 Johanna M. Ward, a single
individual (herein referred to as GRANTEE, whether one or more), the following
described real estate, situated in Shelby County, Alabama:

Lot 43, according to the survey of Cambrian Ridge, as recorded in Map Book 21
page 8 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.
Mineral and mining rights excepted.

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

\$82,773.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 205 Cambrian Ridge Trail, Pelham, Alabama 35124.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns
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, 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 forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Kenneth Carter, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
30th day of September, 1996.

Carter Homes & Development, Inc.

By: _____
Kenneth Carter, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Kenneth Carter whose name as the President of Carter Homes &
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 the 30th day of September, 1996

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

10/01/1996-32301
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
101 MEL

Inst # 1996-32301