

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 EIGHT THOUSAND THREE HUNDRED & NO/100----  
(\$88,300.00) DOLLARS to the undersigned grantor, Carter Homes and 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 Audrey M. Sanders, a  
single individual (herein referred to as GRANTEE, whether one or more), the  
following described real estate, situated in Shelby County, Alabama:

Lot 45, according to the Survey of Cambrian Ridge, as recorded in Map Book 21,  
Page 8, in the Probate Office of 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.

\$85,600.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 201 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  
27th day of September, 1996.

Carter Homes and 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 and  
Development,, 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 27th day of September, 1996

\_\_\_\_\_  
Notary Public

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

Inst # 1996-32335

10/01/1996-32335  
10:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11:50  
001 MEL