

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY TWO THOUSAND & NO/100-... (\$182,000.00) DOLLARS to the undersigned grantor, Carter Homes & Development, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ronald T. Bates, Jr. and wife, Carla A. Bates (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

A parcel of land in the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the South 1/2 of the NE 1/4 of the NW 1/4 of said Section 13; thence run North 82 deg. 58 min. 11 sec. West a distance of 612.32 feet; thence run South 32 deg. 31 min. 16 sec. West a distance of 550.35 feet to a point on the Southwesterly right of way of Canyon Park Drive and the point of beginning; thence continue last course a distance of 168.01 feet; thence run North 84 deg. 02 min. 43 sec. West a distance of 140.40 feet; thence run North 26 deg. 35 min. 37 sec. East a distance of 174.84 feet to a point on a counter-clockwise curve on the Southwesterly right of way of Canyon Park Road, said curve having a Delta angle of 41 deg. 12 min. 40 sec. and a radius of 219.50 feet, (Chord bearing North 79 deg. 08 min. 18 sec. East a distance of 154.50 feet); thence run along the arc of said right of way curve 157.88 feet to the point of beginning; being situated in Shelby County, Alabama.

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


\$ 145,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 350 Canyon Park Drive, Pelham, Alabama 35124.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, 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 14th day of April, 1997.

Carter Homes & Development, Inc.
By: 
Kenneth Carter, President

Inst # 1997-11641

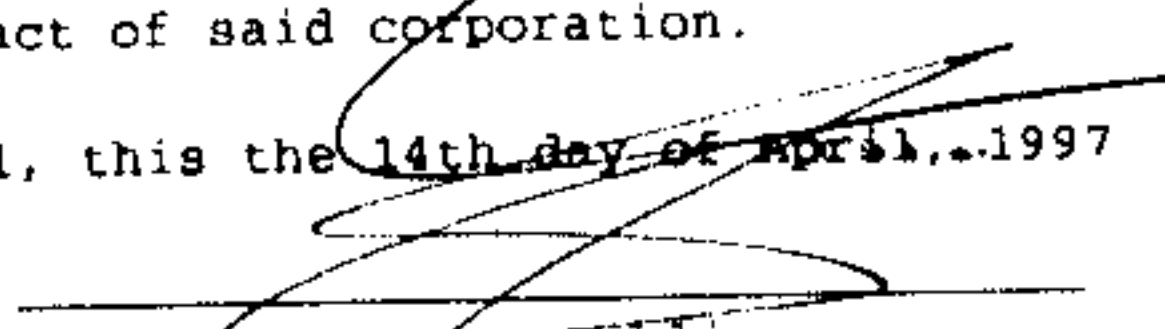
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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1997-11641

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 14th day of April, 1997


Notary Public

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