

This instrument was prepared by

Inst # 1997-24787

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

08/06/1997-24787
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 NINETY FOUR THOUSAND NINE HUNDRED & NO/100----
(\$94,900.00) DOLLARS to the undersigned grantor, Carter Homebuilders, 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 Kathryn Dee Chandler and
husband, Robert V. Chandler (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:

Lot 17, according to the Survey of Sommersby Townhomes, as recorded in Map
Book 20 page 112 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.

\$93,712.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Carter Homebuilders, Inc. and Carter Home Builders, Inc. are one and the same
entity.

GRANTEEES' ADDRESS: 133 Sommersby Circle, 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 Vice President, Rayburn Carter, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
4th day of August, 1997.

Carter Homebuilders, Inc.

By: Rayburn Carter
Rayburn Carter, Vice 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 Rayburn Carter whose name as the Vice President of Carter
Homebuilders, 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 4th day of August, 1997

Notary Public
3/8/97

Notary Public