

Send Tax Notice To:
Albert J. Knight
426 Cambrian Ridge Trail
Pelham, Alabama 35124

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1997-28165

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ninety Seven Thousand Five Hundred Fifty Dollars and 00/100 (\$97,550.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Carter Home Builders, Inc., an Alabama corporation** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Albert J. Knight, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 95, according to the Survey of Cambrian Ridge, phase 3, as recorded in Map Book 21, Page 147 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and Special Taxes or assessments for 1997 and subsequent years not yet due and payable.
2. Building setback line of 15 feet reserved from Cambrian Ridge Trail as shown by plat.
3. Easements as shown by recorded plat, including 15 feet on the Northwesterly side of the lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1996-40563 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 375 in Probate Office.
6. Mineral and mining rights assessed by Ruth Purvis Worrell.
7. Restrictions, limitations and conditions as set out in Map Book 21, page 147.
8. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
9. Any other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

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11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

NOTE: This property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of August, 1997.

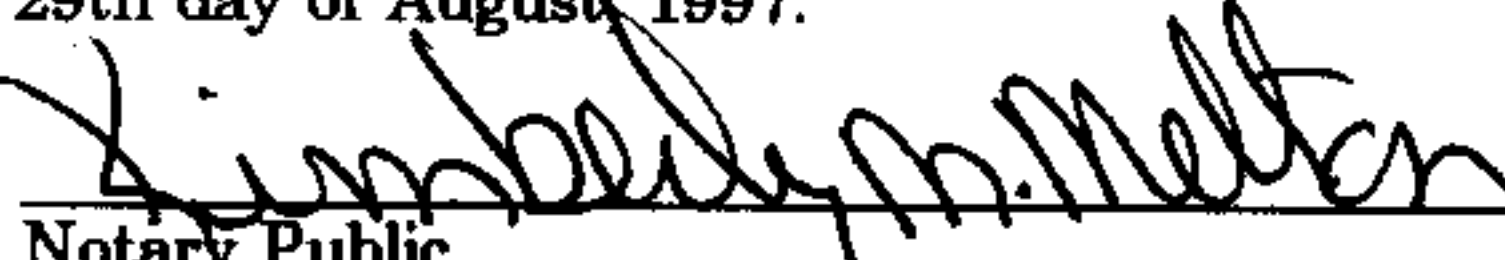

Carter Home Builders, Inc.
By: Kerry Carter
Its: President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry Carter, as President of Carter Home Builders, 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 29th day of August, 1997.


Notary Public

My commission expires: 3-1-99

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09/03/1997-28165
11:01 AM CERTIFIED
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