

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 THREE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED & NO/100---- (\$317,500.00) DOLLARS to the undersigned grantor, B.R.S. Excavating, 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 Carter Homes & Development, Inc. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lots 54 to 71, inclusive, and common area according to the survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
\$241,200.00

~~\$629,200.00~~ of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 297 Forest Parkway, Montevallo, Alabama 35115

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, Billy Scurlock, who is authorized to execute this conveyance, hereto set its signature and seal, this the 19th day of February, 1998.

B.R.S. Excavating, Inc.

By: Billy Scurlock
Billy Scurlock, 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 Billy Scurlock whose name as the President of B.R.S. Excavating, 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 19th day of February, 1998

Notary Public
Inst # 1998-05958

02/23/1998-05958
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC3 15.00

Inst # 1998-05958