

**Send Tax Notice To:**

**THIS INSTRUMENT PREPARED BY:**

Robert C. Barnett

NAME: Robert C. Barnett

P. O. Box 12081

ADDRESS: 2001 Park Place N. Suite 850  
Birmingham, AL 35203

Birmingham, AL 35202

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA

**KNOW ALL MEN BY THESE PRESENT**

COUNTY OF SHELBY

That in consideration of Three Hundred Fifty-Three Thousand and 00/100

to the undersigned grantor, Carter Homes and Development, Inc., a corporation  
in hand paid by Robert C. Barnett

the receipt of which is hereby acknowledged, the said Carter Homes and Development, Inc.,  
a corporation

does by these presents, grant, bargain, sell and convey unto the said Robert C. Barnett

the following described real estate, situated in Shelby County, Alabama, to wit: Lot 48, 49, 54 and 56 according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama. Subject to (1) Ad Valorem Taxes due in the year 1998, a lien, but not yet payable. Parcel #58-13-1-02-4-002.048; Parcel #58-13-1-02-4-002.049; Parcel #58-13-1-02-4-002.054; Parcel #58-13-1-02-4-002.056. (2) A 10 foot building set back line as shown by record plat. (3) Restrictions, conditions and covenants as set out in Instrument #1194-0484. (4) Transmission line permits to Alabama Power Company in Deed Book 194, Page 67; Deed Book 198, Page 509; Deed Book 119, Page 111; Deed Book 103, Page 146; Deed Book 161, Page 143; Deed Book 179, Page 384; Deed Book 135, Page 366 and Deed Book 135, Page 362. (5) Mineral and mining rights recorded in Instrument #1994-26798. (6) Restrictions, conditions and limitations as set out in Map Book 20, Page 112. (7) Location of power pole and lines shown on survey by Amos Corey dated 3-15-88. (8) Right of way in favor of Shelby County recorded in Deed Book 135, Page 362 and Deed Book 135, Page 366.

TO HAVE AND TO HOLD, To the said Robert C. Barnett

heirs and assigns forever.

And said Carter Homes and Development, Inc., a corporation and assigns, covenant with said Robert C. Barnett

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 Robert C. Barnett

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Carter Homes and Development, Inc.

**by its**

President, Kenneth Carter  
has hereto set its signature and seal, this the

day of May, 1998

**ATTEST:**

~~CARTER HOMES AND DEVELOPMENT, INC.~~

By Kenneth Carter

**President**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, UNDER SIGN a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter whose name as President of Carter Homes and 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 11<sup>th</sup> day of May, 1998

Amey Faith McDonald

<b>Integrative</b>	<b>Predictive</b>
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Return To:  
Alabama Title Co., Inc.