

PREPARED BY: LYNN HIGHTOWER, Lending, Inc., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: JAMES N. GREENWOOD AND JANICE K. GREENWOOD, 120 SOMERSBY CIRCLE, PELHAM, AL 35124

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

05/19/1998-18385
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REL 14.00

That in consideration of ONE HUNDRED FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$105,900.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, CARTER HOMES AND DEVELOPMENT, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, JAMES N. GREENWOOD AND WIFE, JANICE K. GREENWOOD (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 46, 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.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Building setback line of 10 feet reserved from Sommersby Circle as shown by plat.
- (5) Subject to Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1996-484 in Probate Office.
- (6) Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded 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 and Deed Book 135 Pages 366 and 362 in Probate Office.
- (7) Subject to Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in instrument #1994-26798 in Probate Office.
- (8) Subject to 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) Subject to Restrictions, limitations and conditions as set out in Map Book 20 Page 112.
- (10) Subject to Location of power lines and poles as shown on the survey by Amos Cory dated March 15, 1988.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the undersigned officer on behalf of the corporation has placed its hand and seal, on APRIL 17, 1998.

CARTER HOMES AND DEVELOPMENT, INC.


BY: RAYBURN CARTER
ITS: VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RAYBURN CARTER, whose name is signed as VICE PRESIDENT of CARTER HOMES AND DEVELOPMENT, INC., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the APRIL 17, 1998.

My commission expires: 7/23/99

Notary Public

Inst # 1998-18385