

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Jack R. Wallace
102 Sommersby Drive
Pelham, Alabama 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ten Thousand One Hundred Seven and 00/100 (\$110,107.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carter Homes & Development, Inc.**, a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jack R. Wallace**, a single individual, (hereinafter referred to as GRANTEE), hi heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 57, 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.

\$106,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

CARTER HOMES AND DEVELOPMENT, INC. AND CARTER HOMES & DEVELOPMENT, INC. ARE ONE AND THE SAME ENTITY. TO HAVE AND TO HOLD, the tract of parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, hi heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21st day of May, 1998.

Carter Homes & Development, Inc.

Kenneth Carter
Inst By: Kenneth Carter, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

05/22/1998-18849
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kenneth Carter**, whose name as **President of Carter Homes & Development, Inc.**, a corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name as such officer voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of May, 1998.

[Signature]
NOTARY PUBLIC

My Commission Expires: 3/7/99