

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

GRANTEE'S ADDRESS
Southern Seeding Services, Inc

STATE OF ALABAMA)
COUNTY OF SHELBY) CORPORATION
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Six Thousand Five Hundred and 00/100 (\$126,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Carter Homes and Development, Inc., a corporation and Carter Homebuilders, Inc., a corporation** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Southern Seeding Services, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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, the said GRANTORS by their Vice Presidents, Rayburn Carter who is authorized to execute this conveyance, hereto set his signature and seal this the 15th day of September, 1998.

CARTER HOMES & DEVELOPMENT, INC.

By: Rayburn Carter
Rayburn Carter, Vice President

CARTER HOMEBUILDERS, INC.

By: Rayburn Carter
Rayburn Carter, Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rayburn Carter, whose name as Vice 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of September, 1998.

Rayburn Carter
NOTARY PUBLIC

My Commission Expires: 2-20-99

Inst. # 1998-36504

09/18/1998-36504
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 137.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rayburn Carter, whose name as Vice President of Carter Homebuilders, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of September, 1998.

Rayburn Carter
NOTARY PUBLIC

My Commission Expires: 2-20-99

PEGGY I. HUGHES
MY COMMISSION EXPIRES
2-20-99

Exhibit A

A parcel of land containing 8990 square feet in the N.E.1/4 of the N.W.1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the South-Half of said 1/4-1/4 section, Thence run North 82 deg. 58 min. 11 sec. West a distance of 612.32 feet, Thence run South 32 deg. 31 min. 16 sec. West a distance of 389.60 feet to the POINT OF BEGINNING:

Thence run North 38 deg. 09 min. 02 sec. West a distance of 93.32 feet, Thence run South 55 deg. 56 min. 37 sec. West a distance of 62.42 feet, Thence run South 38 deg. 09 min. 01 sec. East a distance of 54.46 feet, Thence run South 32 deg. 31 min. 16 sec. West a distance of 76.53 feet to a point on a countye-clockwise on the Northerly right-of-way of Canyon Park Drive (50 foot right-of-way), said curve having a Radius of 169.50 feet, a Delta angle of 22 deg. 39 min. 17 sec.,

Thence run Northeast along the arc of said curve 67.02 feet (Chord bearing North 61 deg. 12 min. 23 sec. East, Chord distance 66.58 feet, Thence run North 14 deg. 26 min. 10 sec. East a distance of 50.81 feet to the POINT OF BEGINNING.

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