

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Carter Homes & Development, Inc.
(Address) 104 Canyon Park Circle
Pelham, Alabama 35124

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and NO/100ths (\$500.00) Dollars

to the undersigned grantor, Canyon Park Partnership, an Alabama limited ~~partnership~~ partnership,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Carter Homes and Development, Inc. and Carter Homebuilders, Inc.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land containing 661 square feet in the NE 1/4 of the NW 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 1/2 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 South 14 deg. 26 min. 10 sec. West 50.81 feet to a point on the Northwest right of way of Canyon Park Drive (50 foot right of way), said point being on a clockwise curve having a radius of 169.50 feet, a delta angle of 12 deg. 10 min. 08 sec. (chord distance of 35.93 feet); thence run Southwest along the arc of said curve 36.00 feet (chord bearing South 55 deg. 57 min. 51 sec. West, chord distance of 35.93 feet); thence run North 32 deg. 31 min. 18 sec. East a distance of 81.72 feet to the point of beginning.
Said parcel being part of an un-numbered lot according to the survey of Canyon Park Townhomes, as recorded in Map Book 19 page 19 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

Inst. # 1998-36505

09/18/1998-36505
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

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

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 said GRANTOR does for itself, 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,

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

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of September 19 98

Canyon Park Partnership, a limited partnership

By Roy L. Martin (Seal)
Roy L. Martin Partner

By James E. Bishop (Seal)
James E. Bishop Partner

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Roy L. Martin and James E. Bishop

whose name(s) as general partner(s) of Canyon Park Partnership, an Alabama Limited Partnership
a (n) _____ (state) _____ (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 16th day of September, 1998

AFFIX NOTARIAL SEAL

Brenda H. Taylor
Notary Public

My commission expires 4-27-2001

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

\$

This form furnished by
Cahaba Title, Inc.

RIVERCHASE OFFICE
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE
213 Gadsden Highway, Suite 227
Birmingham, Alabama 35235
(205) 833-1571

Inst # 1998-36305

09/18/1998-36305
10:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE