

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

GRANTEE'S ADDRESS:
Allisa M. Bradley
821 Treymoor Lake Court
Alabaster, Alabama 35007

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thousand Five Hundred and 00/100 (\$100,500.00) 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, Allisa M. Bradley, a single individual, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

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

\$97,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, her 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, the said GRANTOR by its Vice President, Rayburn Carter who is authorized to execute this conveyance, hereto set his signature and seal this the 29th day of January, 1999.

Carter Homes & Development, Inc.


By: 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 & 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 29th day of January, 1999.


NOTARY PUBLIC
My Commission Expires: 10/3/2001

02/02/1999-04430
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 14.00

Inst # 1999-04430

Exhibit "A"

Parcel I

Lot 538, according to the Survey of Weatherly, Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Parcel II

An Easement for ingress and egress, being a part of Lot 539 of Weatherly, Aberdeen, Sector 18, as recorded in Map Book 21 page 148 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the NW corner of Lot 538 in said Subdivision; thence run South along the West line of said lot 129.74 feet to the common rear corner of Lots 538 and 539; thence turn left 137 deg. 20 min. 27 sec. and run Northeast 153.01 feet to the point of beginning of said easement; thence continue last course 16.81 feet to a point on a counter-clockwise curve on the Southwest right of way of Treymore Lake Circle, said curve having a Delta Angle of 09 deg. 34 min. 27 sec. and a Radius of 50.00 feet; thence turn right 124 deg. 11 min. 41 sec. to Tangent and run Southeast along the Arc of said curve 8.35 feet; thence turn right 95 deg. 09 min. 02 sec. from Tangent and run Southwest 14.65 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst. # 1999-04430

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AB