

This instrument was prepared by:
(Name) Roy L. Martin
(Address) 329 Business Cr., Suite A
Pelham, Al. 35124

Send Tax Notice to:
(Name) Carter Homes and Development, Inc.
(Address) 363 Canyon Park Drive
Pelham, Al. 35124

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty five thousand dollars and no/100-----DOLLARS
to the undersigned grantor, Canyon Park Partnership a (general) limited) a partnership

(herein referred to as GRANTOR) in hand paid by the grantee 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.

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, thence N 82deg 58'11" W a distance of 583.58' to the POINT OF BEGINNING; thence S 19deg 08'18" E a distance of 198.75' to a point lying on the northwesterly R.O.W. line of Canyon Park Drive, (50'R.O.W.); thence S 59deg 15'04"W along said R.O.W. line a distance of 395.28' to the beginning of a curve to the right having a radius of 169.50', a central angle of 1deg 25'22" and subtended by a chord which bears S 59deg 57'45" W a chord distance of 4.21'; thence along the arc of said curve and said R.O.W. line a distance of 4.21'; thence leaving said R.O.W. line, N 32deg 31'16" E a distance of 468.69'; thence S 82deg 58'11" E a distance of 26.42' to the POINT OF BEGINNING. Containing 1.02 acres, more or less.

Inst # 1999-06838

02/18/1999-06838
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HMB 38.50

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns or its successors, forever

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors 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 GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its _____ Partner(s), who (s) (are) authorized to execute this conveyance, hereto set its signature and seal.

this the 4th day of February, 19 99

Roy Martin Construction, Inc.
By Roy Martin Partner
J. E. Bishop Homes, Inc.
By James E. Bishop Partner

Inst # 1999-06838

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, President Roy Martin Construction, Inc. and James E. Bishop, President, J. E. Bishop Homes, Inc.

whose name(s) as general partner(s) of Canyon Park Partnership a(n) Alabama (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 4th day of February 19 99

AFFIX NOTARIAL SEAL

Brenda H. Clayton Notary Public

My commission expires 4-27-2001

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA COUNTY OF



Recording Fee \$ Deed Tax \$

This form furnished by Cahoba 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

SCALE: 1" = 50'



1.02 AC +/-
44,488 SF +/-

CANYON PARK DRIVE

CANYON TRAIL

Inst # 1999-06838
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 MMS
38.50

R = 169.50'
CB = 1.25' 22"
CH = 4.21
LC = 4.21

