

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

GRANTEE'S ADDRESS:
Carter Homes & Development, Inc.
104 Canyon Park Circle C
Pelham, Alabama 35124

STATE OF ALABAMA)

Corrected
CORPORATION
GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seven Hundred Seven Thousand Four Hundred Fourteen and 00/100 (\$707,414.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Roy Martin Construction, 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, Carter Homes & Development, 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:

See legal description attached as Exhibit "A"

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

THIS DEED IS BEING RE-RECORDED TO ADD THE LEGAL DESCRIPTION AS EXHIBIT A.

\$565,000.00 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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 President, Roy L. Martin who is authorized to execute this conveyance, hereto set his signature and seal this the 9th day of June, 1999.

Roy Martin Construction, Inc.


By: Roy L. Martin, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, 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 9th day of June, 1999


NOTARY PUBLIC

My Commission Expires: 3/7/03

Inst # 1999-29372
07/13/1999-29372
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CSH 12.00

Inst # 1999-24520
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 4, 2003

06/10/1999-24520
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 151.00

Inst # 1999-2937

Exhibit "A"

RLM
A parcel of land in the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said Section 13; thence run East along the South Section line a distance of 969.65 feet to a point on the East right of way of U. S. Highway No. 31; thence turn left 102 deg. 06 min. 33 sec. and run Northwest 253.13 feet along said right of way; thence turn right 101 deg. 58 min. 52 sec. and run Northeast 427.63 feet; thence turn right 79 deg. 29 min. 16 sec. and run Southeast 126.79 feet to a point in the center of Martin Street; thence turn left 154 deg. 38 min. 48 sec. and run Northeast 94.38 feet to a point in the center of said street; thence turn right 10 deg. 37 min. 36 sec. and run Northeast 180.00 feet to a point in the center of said street and the point of beginning; thence turn left 64 deg. 44 min. 04 sec. and run Northwest 517.54 feet to a point on the Southeast right of way of Yeager Parkway; thence turn right 88 deg. 22 min. 26 sec. and run Northeast 96.80 feet along said right of way to the point of a clockwise curve having a Delta Angle of 15 deg. 03 min. 00 sec. and a Radius of 1397.26 feet; thence run along the arc of said curve 367.02 feet; thence continue tangent to said curve 38.28 feet along said right of way; thence turn right 58 deg. 04 min. 15 sec and run Southeast 236.04 feet to a point in the center of said Martin Street; thence run Southwest along the center of Martin Street the following courses: turn right 90 deg. 01 min. 23 sec. a distance of 125.14 feet; turn left 00 deg. 12 min. 58 sec. a distance of 127.39 feet; turn left 05 deg. 33 min. 00 sec. a distance of 91.03 feet; turn left 07 deg. 57 min. 54 sec. a distance of 84.18 feet; turn right 06 deg. 17 min. 06 sec. a distance of 199.44 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-29372

07/13/1999-29372
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00