

521

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

H & S PROPERTIES, LLC

Inst # 2000-18553
06/06/2000-18553
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 946 11.30

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY TWO THOUSAND FIVE HUNDRED and 00/100 (\$92,500.00) DOLLARS to the undersigned grantor, CARTER HOMES & DEVELOPMENT, INC. a corporation, 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 H & S PROPERTIES, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF MISSION HILLS ROAD SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGE 139, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 20 FOOT EASEMENT ON WEST, AS SHOWN BY RECORDED MAP.
3. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AS REFERRED TO IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #1995-28716, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 101, PAGE 90; VOLUME 101, PAGE 89 AND VOLUME 121, PAGE 188, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN VOLUME 245, PAGE 257, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO PLANTATION PIPE LINE RECORDED IN VOLUME 111, PAGE 265, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHTS OF OTHERS IN AND TO THE USE OF THAT CERTAIN INGRESS AND EGRESS EASEMENT, AS SHOWN BY RECORDED MAP.

\$92,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, CARTER HOMES & DEVELOPMENT, INC., by its PRESIDENT, KENNETH CARTER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of May, 2000.

CARTER HOMES & DEVELOPMENT, INC.

By: 
KENNETH CARTER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KENNETH CARTER, whose name as 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand this the 30TH day of MAY, 2000.


Notary Public

My commission expires: 7/1/02

Inst • 2000-18553

06/06/2000-18553
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 NHB 11.50