

This form furnished by: **Cahaba Title, Inc.**

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

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

Instrument was prepared by:
(Name) Brown & Battles, LLC
(Address) 3150 HWY 52 West
Pelham, Alabama, 35124

Send Tax Notice to:
(Name) Carter Home Builders
(Address) 3451 Highway 52 West
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$144,750.00)

In consideration of One hundred forty-four thousand seven hundred and fifty and no/100 DOLLARS

the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Lillian Ann Willis Key, an unmarried person
herein referred to as grantor, whether one or more, do grant, bargain, sell and convey unto

Carter Homebuilders, Inc.

herein referred to as grantee, whether one or more, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

See Attached Exhibit "A".

Mineral and Mining rights excepted.

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

Lillian Ann Willis Key is the surviving grantee of deed recorded in Deed Book 232 page 787.
in the Probate Office of Shelby County, Alabama; the other grantee, Harold Eugene Key
having died on or about September 12, 1992.

\$118,296.50 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 2000-18827

06/07/2000-18827
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 106 25.00

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
incumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our)
heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st
day of MAY, 2000.

(Seal)

(Seal)

(Seal)

Lillian Ann Willis Key (Seal)
LILLIAN ANN WILLIS KEY (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Lillian Ann Willis Key, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of MAY

2000
Notary Public

My Commission Expires: 2-25-01

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 2 West and run in a Westerly direction along the Northern boundary of said 1/4 1/4 284 feet for the point of beginning; thence continue on last described course 284.0 feet; thence 91 deg. 57 min. to the left in a Southerly direction parallel to the East line of said 1/4 1/4 267.02 feet to a point, said point being situated in on the Northerly right of way line of a County Road having a right of way width of 50 feet and being 25 feet North of the center line of said angle of 27 deg. 33 min. and a radius of 424.41 feet and a tangent of 104.0 feet, the tangent of said curve subtending an angle of 82 deg. 00 min. to last described course; thence continue along the arc of said curve in a Southeasterly direction 204.07 feet to the end of said curve; thence continue along the tangent extended of said curve 87.91 feet; thence 109 deg. 33 min to the left in a Northerly direction parallel with the East line of said 1/4 1/4 307.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-18827

06/07/2000-18827
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 36.00