

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

GRANTEE'S ADDRESS:
Charles Poe Realty Co., Inc.
102 & 135 Canyon Trail
Pelham, Alabama 35124

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) 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 GRANTEES, **Charles Poe Realty Co., Inc., a corporation, and Rudy James**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel 1 Lot 2, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 2 Lot 29, according to the Survey of Parkview Townhomes, Plat No. 1, Corrected, as recorded in Map Book 26 page 92 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

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 GRANTEES, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' 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 27th day of December, 2000.

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 27th day of December, 2000.


NOTARY PUBLIC
My Commission Expires: 3/5/07

Inst # 2000-45408
12/29/2000-45408
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 172.00