

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Applegate Realty, Inc.
100 Applegate Circle
Pelham, Alabama 35124
High Hampton

CARTER HOMES
PO BOX 1010
PELHAM AL.
35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-five Thousand and No/100 Dollars (\$35,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Randall H. Goggans, a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Carter Homes & Development, Inc., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is expressly taken subject to those certain restrictions, covenants and conditions as set out in instruments recorded in Inst. No. 1995-33379 and Inst. No. 1997-15101, Probate Office of Shelby County, Alabama.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

Grantor represents and warrants that there are no assessments due the City of Pelham or any governmental agency.

The Property conveyed herein is not the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 1 day of February, 2001.

Randall H. Goggans
Randall H. Goggans

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of February, 2001.

[Signature]
Notary Public

My Commission Exp. 3-1-02

02/05/2001-04114
01:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00
002 HMB

EXHIBIT A

First **American Title Insurance Company**
COMMITMENT
SCHEDULE C

Agent File No.: 133006

The land referred to in this Commitment is described as follows:

Begin at the NW corner of Lot 6, High Hampton Estates, as recorded in Map Book 20 page 84; thence North 89 deg. 27 min. 58 sec. West a distance of 448.89 feet to a point on the East right of way (80 foot right of way) of Shelby County Road 35 and a point on a curve to the left having a central angle of 2 deg. 34 min. 59 sec. and a radius of 2063.60 feet, said curve subtended by a chord bearing South 34 deg. 53 min. 43 sec. West and a chord distance of 93.03 feet; thence along the arc of said curve and along said right of way a distance of 93.03 feet to a point of a curve to the left having a central angle of 102 deg. 11 min. 23 sec., a radius of 25 feet; said curve subtended by a chord bearing South 14 deg. 54 min. 49 sec. East and a chord distance of 38.91 feet; thence along the arc of said curve and said right of way a distance of 44.59 feet to a point on the North right of way of High Hampton Drive and a point of a curve to the left having a central angle of 10 deg. 01 min. 38 sec. a radius of 270.00 feet, said curve subtended by a chord bearing South 71 deg. 01 min. 20 sec. East, a chord distance of 47.19 feet and along arc of said chord and said right of way a distance of 47.25 feet; thence South 76 deg. 02 min. 08 sec. East and along said right of way, a distance of 145.93 feet to a point of a curve to the left having a central angle of 8 deg. 48 min. 03 sec. a radius of 570.00 feet subtended by a chord bearing which bears South 8 deg. 26 min. 10 sec. East a chord distance of 87.47 feet; thence along the arc and along said right of way a distance of 87.55 feet; thence South 84 deg. 50 min. 12 sec. East and along said right of way a distance of 44.24 feet to a point of a curve to the left having a central angle of 2 deg. 10 min. 30 sec., a radius of 570.00, subtended by a chord bearing South 85 deg. 55 min. 27 sec. East, a chord distance of 21.64 feet and along said right of way an arc distance of 21.64 feet; thence North 0 deg. 32 min. 02 sec. East and leaving said right of way a distance of 188.29 feet to point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT landscape easement as shown on High Hampton Estates, as recorded in Map Book 20 page 84 in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 2001-04114

02/05/2001-04114
01:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00