

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of **Ten Dollars (\$10.00) and other good and valuable consideration** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

Michael H. Carter and wife, Bobbie Sue Carter

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jason Robert Carter and wife, Jennita Brasher Carter

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of Lot 5, of Country Estates, as recorded in Map Book 8 page 16 in the office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Commence at the southeast corner of Lot 5, of Country Estates; said point lying on the Westerly R.O.W. line of Shelby County Highway #17, said point also being the point of beginning; thence N89degrees, 57 minutes, 07 seconds W along the South line of said Lot 5 and leaving R.O.W. line a distance of 433.59 feet; thence N00degrees, 50 minutes, 14 seconds E a distance of 200.03 feet; thence S89 degrees, 49 minutes, 26 seconds E a distance of 53.48 feet; thence N00 degrees, 00 minutes, 00 seconds E, a distance of 100.0 feet; thence N 89 degrees, 59 minutes, 51 seconds E along the north line of said Lot 5 a distance of 416.91 feet to a point, said point lying on the westerly right of way line of Shelby County Highway 17, said point also lying on a non tangent curve to the right, having a radius of 1,267.77 feet, a central angle of 3 degrees 09 minutes 32 seconds, and subtended by a chord which bears S 06 degrees, 19 minutes, 05 seconds W and a chord distance of 69.89 feet; thence along the arc of said curve and said R.O.W. line a distance of 69.90 feet; thence S 07 degrees, 54 minutes, 08 seconds and along said R.O.W. line a distance of 233.01 feet to the point of beginning; being situated in Shelby County Alabama. Containing 3.0 acres, more or less.

Subject to: (1) Public utility easements as shown by recorded plat; (2) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36, Page 626 in Probate office of Shelby County, Alabama; (3) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 102, page 256; Deed Book 105, page 252 in Probate Office of Shelby County, Alabama; (4) Right-of-way granted to Shelby County by instrument recorded in Deed Book 153, Page 492 in Probate Office of Shelby County, Alabama.

This instrument prepared without benefit of survey and title examination.

TO HAVE AND TO HOLD to the said grantee in fee simple, and to it's designee's, heirs and assigns forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves and for my (our) heirs, and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this the day of March, 2001.

_____(Seal)

Michael H. Carter (Seal)
Michael H. Carter

_____(Seal)

Bobbie Sue Carter (Seal)
Bobbie Sue Carter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, James R. Kramer, a Notary Public in and for said County, in said State, hereby certify that Michael H. Carter and wife, Bobbie Sue Carter whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, 2001.

James R. Kramer
Notary Public
My commission expires: 10-8-2001

03/09/2001-08329
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 C31 12.00

Inst # 2001-08329