

GRANTEE'S ADDRESS:
James Ray Garmon
3518 Inverness Lane
Birmingham, Alabama 3542

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty Thousand and 00/100 (\$40,000.00) 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 GRANTEE, **James Ray Garmon**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

\$40,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

By: Kenneth Carter, President

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of July, 2001.

COURTNEY H MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2007

Inst # 2001-31514

07/30/2001-31514
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00

Exhibit A

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.



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