

GRANTEE'S ADDRESS:
Marvin J. Maxwell, Jr.
1120 Barkley Lane
Birmingham, Alabama 35242

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Twenty-Seven Thousand and 00/100 (\$327,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carter Homebuilders, 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, **Marvin J. Maxwell, Jr. and Linda E. Maxwell, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

\$261,600.00 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 GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

By: Kerry Carter, President

COUNTY OF SHELBY)

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of January, 2002.

My Commission Expires: 2-28-23

PEGGY J. MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003

Inst # 2002-04571

01/28/2002-04571
08:16 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CH 76.50