

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

GRANTEE'S ADDRESS:
Carter Homebuilders, Inc.
3451 Highway 52 West
Pelham, Alabama 35124

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Five Thousand and 00/100 (\$95,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John W. Cousins, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Carter Homebuilders, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached Legal Description as Exhibit "A".

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

JWC. This property is not homestead property of the grantor as defined by the Code of Alabama.

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 GRANTEE, its successors and assigns forever.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 5th day of April, 2002.

John W. Cousins
John W. Cousins

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John W. Cousins, a married man whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of April, 2002.

[Signature]
NOTARY PUBLIC

My Commission Expires: 3/5/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 2002-16660

04/10/2002-16660
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 109.00

Exhibit "A"

A part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southeast corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ section and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 48.62 feet to the point of beginning; thence continue North along last describe course 116.38 feet; thence an angle left of $67^{\circ} 30'$ and run West 482.64 feet to a point on the Southeasterly line of Oak Mountain Park Road; thence an angle left of $63^{\circ} 26'$ and run Southwesterly along said road 184.30 feet; thence an angle left of $116^{\circ} 34'$ and run East 476.66 feet to a point on the Northwesterly line of Oak Mountain Park Road; thence an angle of $27^{\circ} 27' 27''$ and run Northeasterly 105.36 feet to the point of beginning.

JMC

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