

71405

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
This Instrument was prepared by: R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244  
SEND TAX NOTICE TO:  
CORNERSTONE INVESTMENTS, LLC  
STATE OF ALABAMA)  
COUNTY OF SHELBY)

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of TEN DOLLARS and 00/100 (\$10.00) to the undersigned grantor, KENCAR DEVELOPMENT, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CORNERSTONE INVESTMENTS, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PARCEL A:  
A PARCEL OF LAND IN THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE RUN SOUTH ALONG THE WEST SECTION LINE 1743.33 FEET; THENCE TURN LEFT 89 DEGREES 46 MINUTES 49 SECONDS AND RUN EAST 79.04 FEET; THENCE TURN RIGHT 64 DEGREES 18 MINUTES 00 SECONDS AND RUN SOUTHEAST 60.35 FEET; THENCE TURN LEFT 63 DEGREES 31 MINUTES 07 SECONDS AND RUN EAST 200.75 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 00 DEGREES, 00 MINUTES , 42 SECONDS AND RUN EAST 28.20 FEET; THENCE TURN LEFT 05 DEGREES , 15 MINUTES, 33 SECONDS AND RUN NORTHEAST 319.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY #119; THENCE TURN RIGHT 106 DEGREES, 34 MINUTES, 06 SECONDS AND RUN SOUTH 79.60 FEET ALONG SAID RIGHT-OF-WAY; THENCE TURN LEFT 02 DEGREES, 59 MINUTES, 44 SECONDS AND RUN SOUTH 147.80 FEET ALONG SAID RIGHT-OF-WAY; THENCE TURN RIGHT 84 DEGREES, 29 MINUTES, 00 SECONDS AND RUN WEST 335.90 FEET; THENCE TURN RIGHT 95 DEGREES, 29 MINUTES 53 SECONDS AND RUN NORTH 180.42 FEET TO THE POINT OF BEGINNING.

PARCEL B:  
A PARCEL OF LAND IN THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE RUN SOUTH ALONG THE WEST SECTION LINE 1743.33 FEET; THENCE TURN LEFT 89 DEGREES 46 MINUTES 49 SECONDS AND RUN EAST 79.04 FEET; THENCE TURN RIGHT 64 DEGREES 18 MINUTES 00 SECONDS AND RUN SOUTHEAST 60.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 255.00 FEET; THENCE TURN LEFT 60 DEGREES 43 MINUTES 00 SECONDS AND RUN EAST 88.00 FEET; THENCE TURN LEFT 84 DEGREES 30 MINUTES 07 SECONDS AND RUN NORTH 180.42 FEET; THENCE TURN LEFT 98 DEGREES 18 MINUTES 00 SECONDS AND RUN WEST 200.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A 30 FOOT RIGHT OF WAY OF PLANTATION PIPE LINE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

CARTER HOMES AND DEVELOPMENT, INC. AND KENCAR DEVELOPMENT, INC. ARE ONE AND THE SAME COMPANIES.

\$680,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, KENCAR DEVELOPMENT, INC., by its PRESIDENT, KENNETH CARTER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of July, 2002.

KENCAR DEVELOPMENT, INC.

By:   
KENNETH CARTER, PRESIDENT


STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KENNETH CARTER, whose name as PRESIDENT of KENCAR DEVELOPMENT, INC., a corporation, 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 conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1st day of July, 2002.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.02