

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
KenCar Development, Inc.
P.O. Box 1010
Alabaster, Alabama 35007

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Ten Dollars and other good and valuable consideration, (\$10.00), DOLLARS, in hand paid to the undersigned, Carter Homes & Development, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by KenCar Development, Inc., (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

See Exhibit "A" which is attached hereto and made a part hereof for legal description of property.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2003.
2. Right-of-way granted to Alabama Power Company recorded in Volume 217, Page 90 and Volume 232, Page 709.
3. Right-of-way granted to Shelby County, Alabama as recorded in Instrument No. 1994-34876.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.


TO HAVE AND TO HOLD to the said GRANTEE, their heirs and assigns forever.

And said Carter Homes & Development, Inc., a corporation, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors 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; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Carter Homes & Development, Inc., a corporation by its President, Kenneth Carter, who is authorized to execute this conveyance, has hereto set its signature and seal, this 3rd day of January, 2003.

ATTEST:

Carter Homes & Development, Inc.

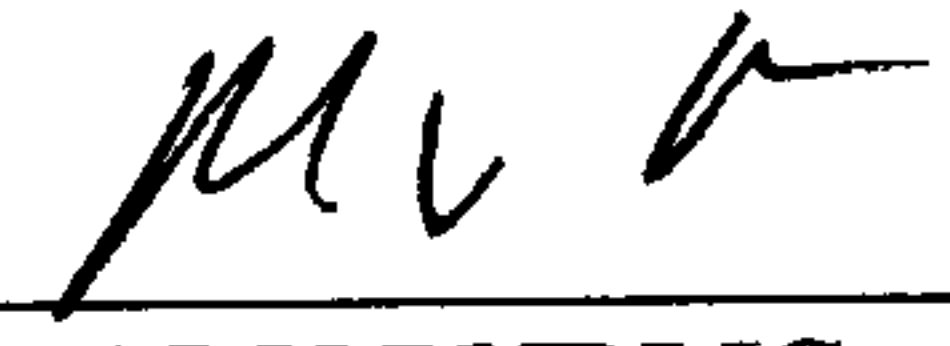

By: Kenneth Carter
Its: President

THE STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kenneth Carter whose name as President of Carter Homes & 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 3rd day of February, 2003.



NOTARY PUBLIC
My commission expires: My Commission Expires May 21, 2004

EXHIBIT "A"

20030206000074710 Pg 3/3 22.00
Shelby Cnty Judge of Probate, AL
02/06/2003 13:03:00 FILED/CERTIFIED

Parcel I

A parcel of land located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 0 degrees 00 minutes 00 seconds West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 280.00 feet to the POINT OF BEGINNING; thence continue along last described course a distance of 243.28 feet; thence North 87 degrees 01 minute 53 seconds West, a distance of 278.22 feet; thence North 86 degrees 43 minutes 42 seconds West a distance 353.38 feet to a point on the Easterly right-of-way line of Alabama Highway No. 119 (80 foot R.O.W.); thence South 1 degree 57 minutes 40 seconds East along said right of way a distance of 4.61 feet to a curve to the left having a radius of 2846.97 feet, a central angle of 2 degrees 02 minutes 03 seconds, and a chord distance of 101.07 feet along a bearing of South 2 degrees 58 minutes 42 seconds East; thence along the arc of said curve and right of way line a distance of 101.08 feet to a curve to the right having a radius of 40.00 feet, a central angle of 97 degrees 16 minutes 01 second, and a chord distance of 60.04 feet along a bearing of North 44 degrees 38 minutes 17 seconds East; thence along the arc of said curve leaving said right of way a distance of 67.91 feet; thence South 86 degrees 43 minutes 42 seconds East a distance of 197.91 feet; thence South 1 degree 10 minutes 46 seconds East a distance of 182.85 feet; thence South 86 degrees 51 minutes 40 seconds East a distance of 382.28 feet to the POINT OF BEGINNING.

Also an easement for ingress, egress, and utilities described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence North 0 degree 00 minute 00 second West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 280.00 feet; thence continue along last described course a distance of 243.28 feet; thence North 87 degrees 01 minutes 53 seconds West a distance of 278.22 feet; thence North 86 degrees 40 feet 42 seconds West a distance of 353.38 feet to a point on the Easterly right of way line of Alabama Highway No. 119 (80 feet R.O.W.); thence South 1 degree 57 minutes 40 seconds East along said right of way a distance of 4.61 feet to a curve to the left having a radius of 2846.97 feet, a central angle of 1 degree 07 minutes 15 seconds, and a chord distance of 55.69 feet along a bearing of South 2 degrees 31 minutes 18 seconds East; thence along the arc of said curve and right of way line a distance of 55.69 feet to the POINT OF BEGINNING of said easement and

a curve to the left having a radius of 2846.79 feet, a central angle of 0 degree 54 minutes 48 seconds and a chord distance of 45.38 feet along a bearing of South 3 degrees 32 minutes 20 seconds; thence along the arc of said curve 45.38 feet to a curve to the right having a radius of 40.00 feet a central angle of 97 degrees 16 minutes 01 second, and a chord distance of 60.04 feet along a bearing of North 44 degrees 38 minutes 17 seconds East; thence along the arc of said curve leaving said right of way a distance of 67.91 feet; thence North 86 degrees 43 minutes 42 seconds West a distance of 45.06 feet to the POINT OF BEGINNING.