

This instrument was prepared by:
SouthFirst Mortgage, Inc.
2159 Rocky Ridge Road, Suite 101
Birmingham, Alabama 35216

Send Tax Notice to: Ken Car Development, Inc.
P. O. Box 1010
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Eighteen Thousand Six Hundred and 00/100 (\$118,600.00)** DOLLARS to the undersigned grantor, **Carter Homes & Development, Inc.**, a corporation (therein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **KenCar Development, Inc.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **Shelby County**, Alabama, to wit:

See Legal Description attached as Exhibit "A"

The entire purchase price was paid by proceeds of mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal this the **16th** day of **April, 2003**.

Carter Homes & Development, Inc.

By


Kenneth Carter, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned 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 the **16th** day of **April 2003**


Notary Public

Commission Expiration:

MY COMMISSION EXPIRES JAN. 5, 2005

Exhibit "A"

20030421000243240 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
04/21/2003 13:14:00 FILED/CERTIFIED

A parcel of land in the S 1/2 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said Section 13; thence run East along the South Section line a distance of 1671.29 feet; thence turn left 64 deg. 56 min. 13 sec. and run Northeast a distance of 138.00 feet; thence turn left 115 deg. 03 min. 57 sec. and run West a distance of 155.00 feet to the point of beginning; thence continue last course a distance of 206.65 feet to a point in the center of Martin Street; thence run Northeasterly along the center of said street the following courses; turn right 104 deg. 37 min. 47 sec. a distance of 93.63 feet; turn right 10 deg. 37 min. 36 sec. a distance of 379.44 feet; turn left 06 deg. 17 min. 36 sec. a distance of 84.18 feet; turn right 07 deg. 57 min. 54 sec. a distance of 91.03 feet; turn right 05 deg. 33 min. 00 sec. a distance of 127.39 feet; turn right 00 deg. 15 min. 40 sec. a distance of 193.09 feet; turn left 02 deg. 48 min. 54 sec. a distance of 107.81 feet; thence leaving said street; turn right 91 deg. 04 min. 13 sec. and run Southeast a distance of 321.48 feet to the top of Little Oak Ridge; thence turn right 91 deg. 43 min. 26 sec. and run Southwest 270.48 feet along the top of said ridge; thence turn left 02 deg. 24 min. 36 sec. and run Southwest a distance of 55.63 feet along said ridge to a point on the South right of way of Plantation Pipe Line (50 foot right of way); thence turn right 63 deg. 30 min. 00 sec. and run Westerly 175.00 feet along said right of way; thence turn left 72 deg. 48 min. 51 sec. and run Southerly 564.72 feet to the point of beginning; being situated in Shelby County, Alabama.