

This instrument prepared by:
ROBERT C. BARNETT
2107 5TH Avenue North
Suite 100
Birmingham, AL 35203

Send Tax Notice to:
Robert C. Barnett
P.O. Box 12081
Birmingham, AL 35202

CORPORATE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$130,000 and other good and valuable consideration to the undersigned grantors, Carter Homes & Development, Inc., a corporation and KenCar Development, Inc., a corporation (herein referred to as GRANTORS in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents, grant, bargain, sell and convey unto Robert C. Barnett an undivided one half interest and Charles G. Kessler an undivided one half interest (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in to wit:

Shelby County, Alabama

All of the property set out in Exhibit A attached hereto

SUBJECT TO:

1. Taxes for the year 2004.
2. Easement for ingress and egress and utilities as set forth and described in the deed to KenCar Development recorded in Volume 2003 page 74710.

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

And said GRANTORS does for itself, its successors and assigns, covenant with 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, 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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS by their President, Kenneth Carter, who is authorized to execute this conveyance, hereto set its signature and seal, this the 28 day of October, 2003.

ATTEST:

Carter Homes & Development, Inc.

By

Kenneth Carter, its President

KenCar Development, Inc.

By:

Kenneth Carter, its President

STATE OF ALABAMA
SHELBY COUNTY

I, Micky Gene Rock a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter as President of Carter Homes & Development, Inc., and KenCar Development Inc., Alabama Corporations, signed 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 corporations.

WITNESS my hand and seal this 28 day of October, 2003.

NOTARY PUBLIC:

Sign:

My Commission Expires: 9-17-05

Robert Barnett

EXHIBIT A

File No. 23-34122A

LEGAL DESCRIPTION

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 14, thence North 00 degrees 00 minutes 56 seconds East, a distance of 280 feet; thence North 86 degrees 49 minutes 36 seconds West, a distance of 412.78 feet to the Point of Beginning; thence North 86 degrees 49 minutes 36 seconds West, a distance of 200.51 feet to the point of beginning of curve of a non tangent curve to the right, having a radius of 2846.79 feet, a central angle of 02 degrees 20 minutes 24 seconds and subtended by a chord which bears North 06 degrees 06 minutes 56 seconds West, a chord distance of 78.45 feet; thence Northerly along the arc, a distance of 78.45 feet to the point of curve of a non tangent curve to the right, having a radius of 2,846.79 feet, a central angle of 02 degrees 20 minutes 24 seconds and subtended by a chord which bears North 03 degrees 48 minutes 13 seconds West, a chord distance of 116.26 feet; thence Northerly along the arc, a distance of 116.26 feet; thence South 86 degrees 41 minutes 42 seconds East, a distance of 200.47 feet to a point of curve to the right having a radius of 200.00 feet, a central angle of 07 degrees 37 minutes 24 seconds and subtended by a chord which bears South 82 degrees 53 minutes 00 seconds East, a chord distance of 26.59 feet; thence Easterly along the arc a distance of 26.61 feet; thence South 03 degrees 09 minutes 54 seconds West, a distance of 190.53 feet to the Point of Beginning.

Handwritten signature/initials

20031029000720680 Pg 2/2 144.00
Shelby Cnty Judge of Probate, AL
10/29/2003 10:09:00 FILED/CERTIFIED