


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, AL 35124

COUNTY OF SHELBY)

GENERAL WARRANTY DEED


20040412000187960 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
04/12/2004 10:55:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thousand and no/100ths (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Senia Dunn Mortan, a single individual** (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.**, (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 3, in Block 5, in Indian Springs Ranch, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, Page 29.

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

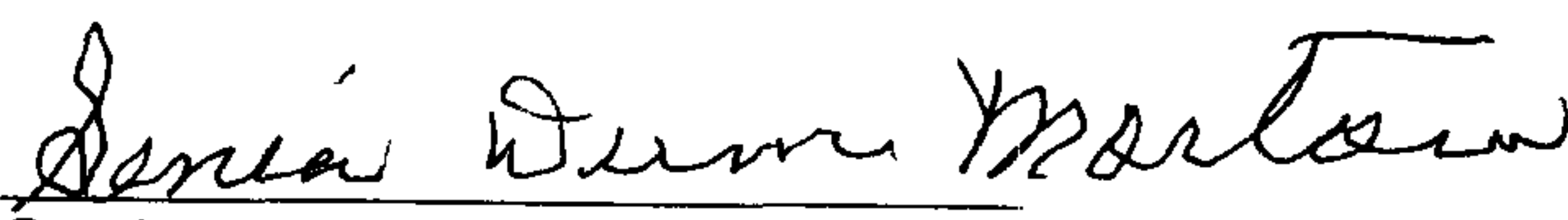
All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

**THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.**

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 heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 her hand and seal this the __ day of April, 2004


Senia Dunn Morton

STATE OF ALABAMA)

COUNTY OF Telford)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Senia Dunn Morton, a single individual 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 her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of April, 2004.


NOTARY PUBLIC

My Commission Expires: _____

**MY COMMISSION EXPIRES
JANUARY 9, 2008.**