


Send Tax Notice To:
Laurie Boston Sharp
2125 Highway 58
Helena, Alabama, 35080


20040628000351660 Pg 1/1 22.50
Shelby Cnty Judge of Probate, AL
06/28/2004 12:17:00 FILED/CERTIFIED

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS,
FUHRMEISTER & KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00) Dollars** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Carter Homebuilders, Inc.**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Laurie Boston Sharp, a married woman**, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of Benson's Addition to Helena, as recorded in Map Book 31, page 35, in the Probate Office of Shelby County, Alabama.

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

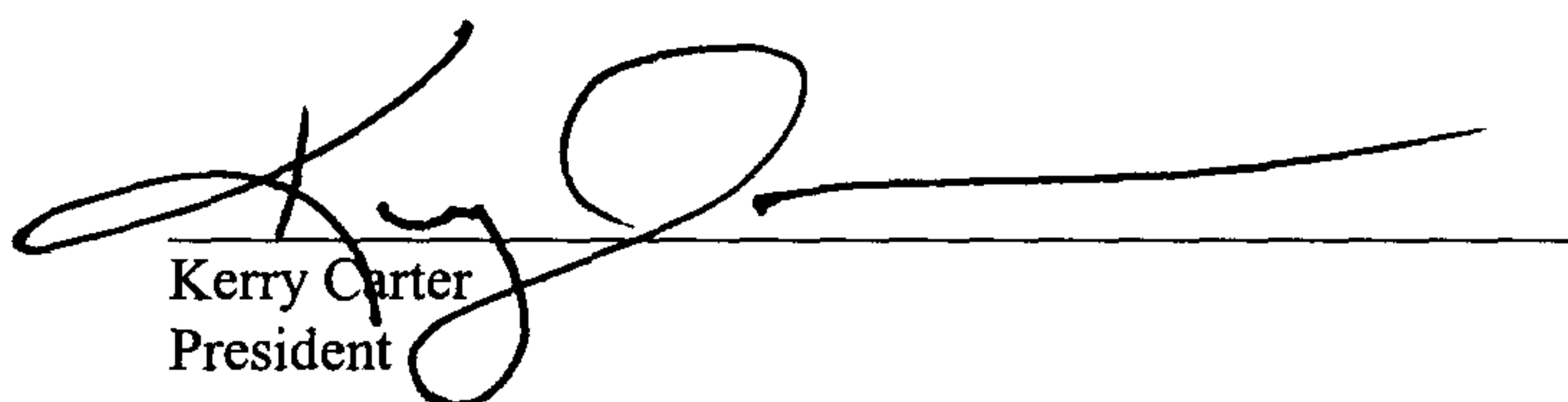
NOTE: \$213,750.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, he/she successors and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with said Grantee, his/her heirs or 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, assigns, heirs, executors, personal representatives and administrators shall, warrant and defend the same to the said Grantee, his/her heirs or successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 24th day of June, 2004.

Carter Homebuilders, Inc.

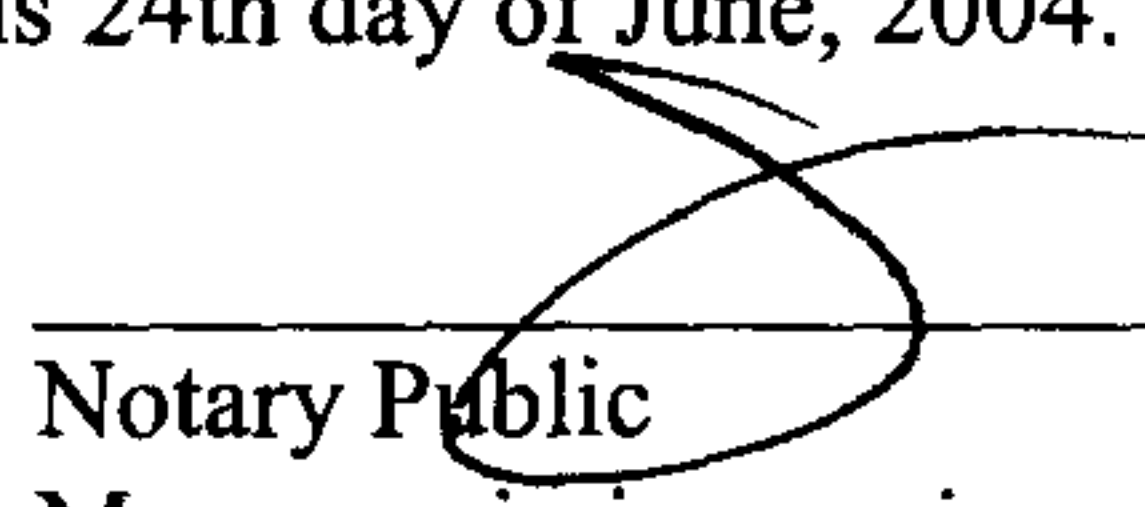

Kerry Carter
President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kerry Carter, whose name as President of Carter Homebuilders, Inc. 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 and with full authority, he/she executed the same voluntarily on the date the same bears date as the act of said Carter Homebuilders, Inc..

Given under my hand and official seal, this 24th day of June, 2004.


Notary Public
My commission expires: 5/21/07