

This Instrument Was Prepared By:
KenCar Development, Inc.
P. O. Box 1010
Alabaster, Alabama 35007

Send Tax Notice To:

\$42,000.00
mtg sum

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Two Thousand and 00/100 Dollars (\$42,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Swift Creek Development LLC., an Alabama Limited Liability Company, hereinafter called "Grantor" does hereby GRANT, BARGAIN, SELL AND CONVEY unto Carter Homebuilders, Inc., an Alabama Corporation, hereinafter called "Grantee" in fee simple, together with every contingent remainder of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Lake Ridge Subdivision, as recorded in Map Book 33, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 6th day of May, 2004.

GRANTOR

Swift Creek Development, LLC

Kerry Carter, Member

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

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 Member of the Swift Creek Development, LLC, a limited liability company, 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN UNDER MY HAND THIS THE 6TH DAY OF MAY, 2004

My Commission Expires: 2/4/08

Richard D. Carter
Notary Public

✓ Southfirst Mtg.