


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 Mason Investments, L.L.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

COUNTY OF SHELBY )

GENERAL WARRANTY DEED

  
20050228000092640 Pg 1/2 21.00  
Shelby Cnty Judge of Probate, AL  
02/28/2005 10:25:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Sarah Lynn Scott, 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 Mason Investments, L.L.C., a limited liability company**, (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:

See legal description attached as Exhibit "A"

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

\$208,708.62 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 16th day of February, 2005.

  
Sarah Lynn Scott

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sarah Lynn Scott, 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.

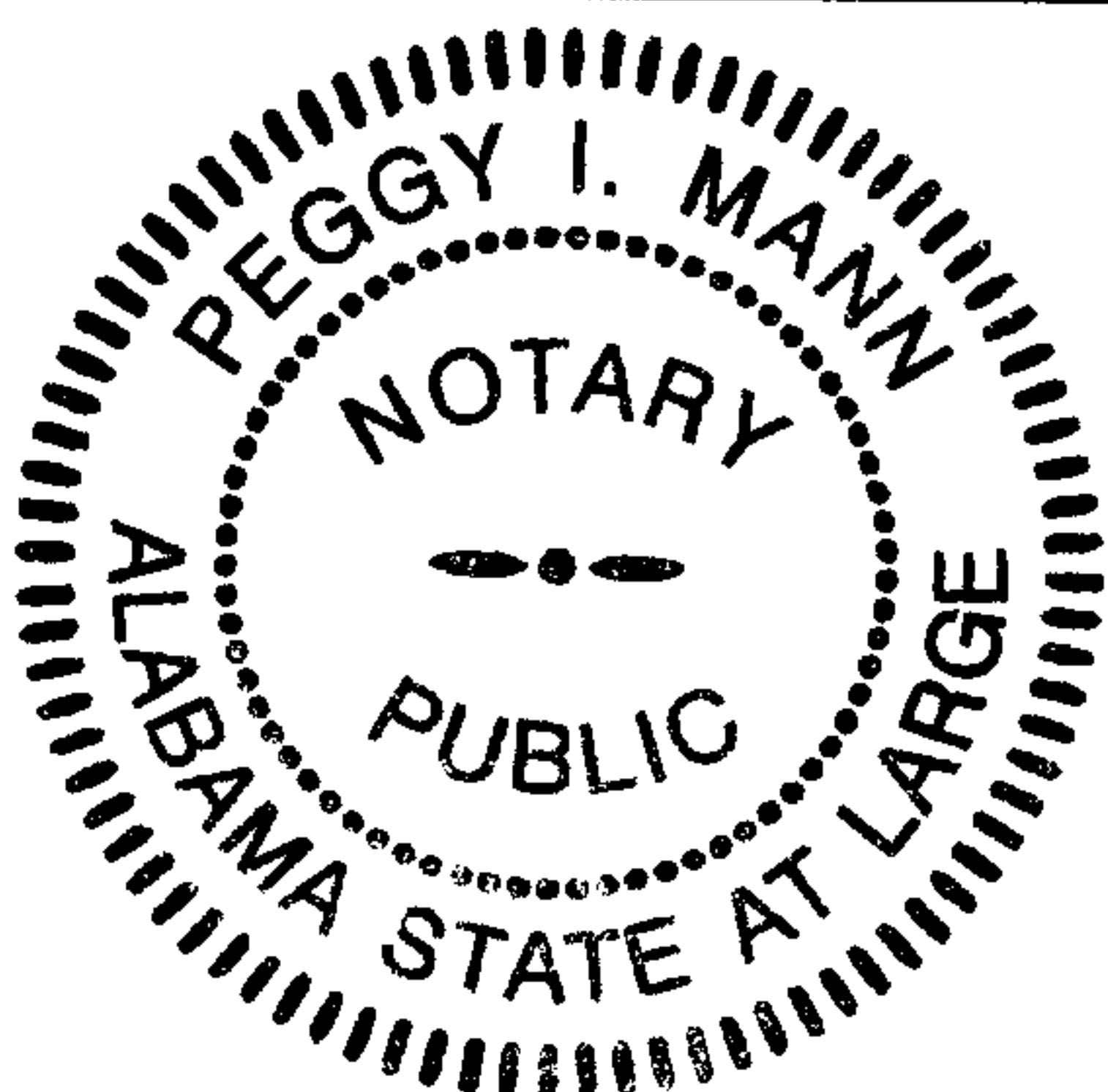
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 2-20-07

PEGGY I. MANN

COMMISSION EXPIRES FEB. 20, 2007



## Exhibit "A"

### Parcel I:

From the SW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, run northerly along the West boundary line of said Section 18, Township 20 South, Range 2 West for 507.38 feet; thence turn an angle of 101 Degrees 25 Minutes to the right and run southeasterly 945.61 feet; thence turn an angle of 90 Degrees to the left and run northeasterly 313.4 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 90 Degrees to the right and run southeasterly 88.00 feet; thence turn an angle of 90 Degrees to the left and run northeasterly 208.71 feet; thence turn an angle of 90 Degrees to the left and run northwesterly 208.71 feet; thence turn an angle of 90 Degrees to the left and run southwesterly 208.71 feet; thence turn an angle of 90 Degrees to the left and run southeasterly 120.71 feet to the point of beginning. This land being a part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama.

### Parcel II:

Commence at the SE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run thence along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 546.69 feet to a point; thence turn a deflection angle of 78 Degrees 12 Minutes 19 Seconds left and run Northwesterly a distance of 263.58 feet to the point of beginning of the property being described; thence continue along last described course a distance of 208.65 feet to a point; thence turn a deflection angle of 90 Degrees 00 Minutes 59 Seconds left and run South-Southwesterly a distance of 160.72 feet to a point on the northerly Right of Way line of Shelby County Road #361 in a curve to the right; thence turn a deflection angle of 65 Degrees 03 Minutes 20 Seconds left to chord and run southeasterly along the chord of said curve a chord distance of 230.14 feet to a point; thence turn a deflection angle of 114 Degrees 56 Minutes 53 Seconds left from chord and run North- Northeasterly a distance of 257.72 feet to the point of beginning; being situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama.

