20050420000186150 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/20/2005 09:33:47AM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
4290 Hwy 52, Suite G
Helena, Alabama 35080

Send tax notice to:
155 Indian Gate Circle
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED SEVENTY NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($379,400.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **CARTER HOMEBUILDERS, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JAMES WAID BLACKSTONE AND TAMA MCGILL BLACKSTONE** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Amended Map of Indian Gate, as recorded in Map Book 33, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to:

1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2) Taxes for the year 2005 and subsequent years.
3) 40-foot building line on front and rear of sides of lot as shown on recorded map.
4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
5) Restrictions and covenants appearing of record in Instrument No. 2003-70794; Instrument No. 2003-70796 and Instrument No. 2004-5771.
6) Right of way granted Moody E. Farley as recorded in Instrument No. 2002-6237.
7) Right of way granted Shelby County Waste Water as recorded in Instrument No. 2002-6238

$379,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, his her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Carter Homebuilders, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of April, 2005.

Carter Homebuilders, Inc.

By: _____ (SEAL)
Kerry Carter
Its: President

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2005.

Notary Public
My Commission Expires: 3/1/08

(SEAL)