

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

Send tax notice to:
3548 Crossings Circle
Birmingham, Alabama 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **JAMES WAID BLACKSTONE AND TAMA MCGILL BLACKSTONE, HUSBAND AND WIFE**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CARTER HOMEBUILDERS, INC.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 82, according to Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, 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 and assessments for the year 2005, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
- 3) 5-foot building line on Northeast side of said lot as shown on recorded map. 20-foot building line on West side of lot as shown on recorded map. 5-foot easement on West side of lot as shown on recorded map.
- 4) Right of way granted to Shelby County, recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.
- 5) Right of way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142 Page 148.
- 6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto and release of damages as recorded in Inst. No. 2000-14348 and Inst. No. 2000-43395.
- 7) Right of way granted to City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.
- 8) Restrictions and covenants appearing of record in Inst. No. 2002-2381.

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

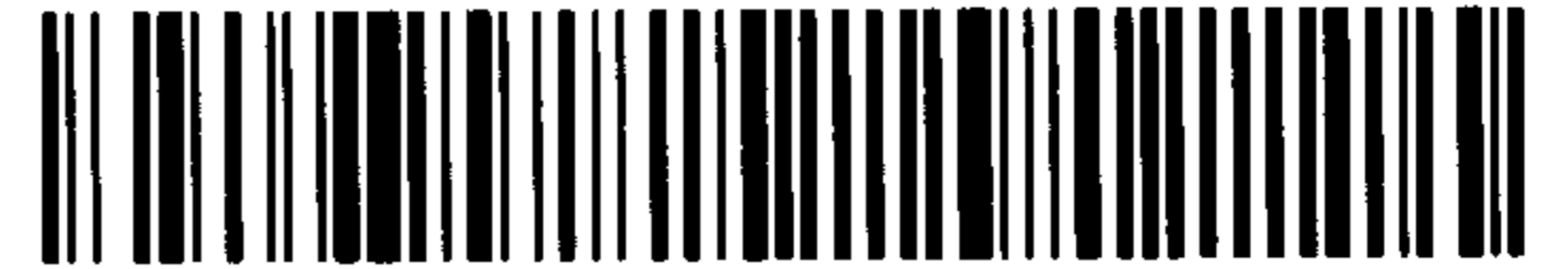
\$196,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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

 (SEAL)
JAMES WAID BLACKSTONE

 (SEAL)
TAMA MCGILL BLACKSTONE



20050420000186170 2/2 \$58.00
Shelby Cnty Judge of Probate, AL
04/20/2005 09:33:49AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **JAMES WAID BLACKSTONE AND TAMA MCGILL BLACKSTONE, HUSBAND AND WIFE**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily 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)