20051012000531530 1/2 $26.50
Shelby Cnty Judge of Probate, AL
10/12/2005 10:45:20AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS
Carter Mason Investments, LLC
1904 Indian Lake Drive
Birmingham, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twelve Thousand Five Hundred and 00/100 ($12,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Steven Gross, a married man,** (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, LLC, a limited liability company,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description by Exhibit " A ".

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

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, his 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 his hand and seal this the 11th day of October, 2005.

Steven Gross

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven Gross, a married man, 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 his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of October, 2005.

NOTARY PUBLIC
My Commission Expires: 2-20-07

PEGGY I. MANN
COMMISSION EXPIRES FEB. 20, 2007

PEGGY I. MANN NOTARY PUBLIC ALABAMA STATE AT LARGE

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Exhibit "A"

A part of the Northwest diagonal half of the Northwest ¼ of the Northwest ¼ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northwest corner of the Northwest ¼ of the Northwest ¼; thence South along the West line thereof, a distance of 832.67 feet to the point of beginning; said point being the Southwest corner of Lot 34, Block 1, Gross' Addition to Altadena South, Second Phase of First Sector as recorded in Map Book 6, Page 17 in the Office of the Judge of Probate of Shelby County, Alabama; thence continue south along said west line a distance of 503.56 feet to the Southwest corner of said ¼ ¼ section; thence 134 degrees 32 minutes 29 seconds left in a Northeasterly direction along the Southeast line of the Northwest diagonal ½ of said ¼ ¼ section a distance of 608.83 feet; thence 125 degrees 27 minutes 31 seconds left in a Northwesterly direction along the Southwesterly line of Lots 32, 33 and 34, Block 1 of aforementioned subdivision, a distance of 440.63 feet to the point of beginning.

Shelby County, AL 10/12/2005
State of Alabama

Deed Tax:$12.50

SB