



20060109000013920 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
01/09/2006 03:06:00PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Clark E. Carter
PO Box 37
Calera, Alabama 35040

STATE OF ALABAMA COUNTY OF SHELBY

MBF

Know All Men by These Presents: That in consideration of **Two hundred and no/100 (\$200.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, **HomeSouth Builders, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Clark E. Carter** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

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

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of January, 2006.

Katie Canuclay

Mark B. Fowler
HomeSouth Builders, LLC
By; Mark B. Fowler
Its: Member

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark B. Fowler** whose name as Member of HomeSouth Builders, LLC, 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 this conveyance, he executed the same voluntarily as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 9 day of January, 2006.

Christy Higgins
Notary Public
My Commission Expires: _____

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EXHIBIT "A" LEGAL DESCRIPTION

A Part of Lot 26-A according to the Survey of Scotts Resurvey of Block 267, Lots 24 thru 27, Dunstans Map of Calera as recorded in Map Book 29, Page 75, Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the centerline of a 20' Alley vacated in Inst. #2001-49438 in above said Probate Office, and the extended South line of Lot 26-A, according to the above said Resurvey of Dunston's Map of Calera; thence N89°04'11"W, a distance of 131.93'; thence N05°05'18"W, a distance of 196.99'; thence S87°51'13"E, a distance of 36.55' to the POINT OF BEGINNING; thence S86°54'33"E, a distance of 116.21' to the centerline of above said 20' vacated Alley; thence N81°07'03"W and leaving said centerline, a distance of 117.46'; thence S00°01'29"E, a distance of 11.87' to the POINT OF BEGINNING.

Shelby County, AL 01/09/2006
State of Alabama

Deed Tax: \$.50