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

GRANTEE'S ADDRESS:
Michael B. Farmer
123 Eagle cove Drive
Pelham, Alabama 35124

STATE OF ALABAMA )

COUNTY OF SHELBY )

**LIMITED LIABILITY COMPANY**
GENERAL WARRANTY DEED

20060503000207700 1/1 $35.00
Shelby Cnty Judge of Probate,AL
05/03/2006 11:01:20AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty Thousand and 00/100 ($120,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carter-Mason Investments, LLC, a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michael B. Farmer, a single man,** (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:

Lot 71, according to the Survey of Eagle Cove Outparcel Subdivision, as recorded in Map Book 36, page 63, in the Probate Office of Shelby County, Alabama.

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

$96,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.
This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

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, the said GRANTOR by its Member, Kerry Carter who is authorized to execute this conveyance, hereto set his signature and seal this the 1st day of May, 2006.

Carter-Mason Investments, LLC

By: Kerry Carter, Member

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kerry Carter, whose name as Member of Carter-Mason Investments, LLC, a limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said ~~limited~~ liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of May, 2006.

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

Shelby County, AL 05/03/2006
State of Alabama

Deed Tax:$24.00