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

GRANTEE'S ADDRESS: Savannah Building Co., L.L.C. P.O. Box 612 Helena, Alabama 35080

20060504000210240 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 05/04/2006 01:37:50PM FILED/CERT

GENERAL WARRANTY DEED

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty Three Thousand Five Hundred (\$43,500) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Kerry Carter (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Savannah Building Co., L.L.C., 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:

*a married man

Lot 72, 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.

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

THE PREPARER OF THIS DOCUMENT MAGE TOT EXAMINED TITLE TO THE PROPERTY DELLE HEREIN AND MAKES NO CERTIFICATION AS YOUTHE.

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 2nd day of March, 2006.

STATE OF ALABAMA

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kerry Carter 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 2nd day of March, 2006.

NOTARY PUBLIC My Commission Expires:

CL SSON PIRES MI

**a married man

\$106.00 of this consideration was paid from the proceeds of a mortgage loan clsoed simultaneously herewith.

\$43,922.75 of this consideration was paid from the proceeds of a mortgage loan closed simutaneously herewith.

Server Land