



20060511000223760 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
05/11/2006 02:27:23PM FILED/CERT

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

GRANTEE'S ADDRESS:
Carter Homebuilders, Inc.
243 Applegate Trace
Pelham, AL 35124

Shelby County, AL 05/11/2006
State of Alabama

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

Deed Tax: \$5.50

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Eighty Three Thousand One Hundred and no/100ths (\$583,100.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Steven D. Tipler and Susan Mullins Tipler, husband and wife (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 Homebuilders, Inc., (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit: Stephen D. Tipler and Steven D. Tipler is one and the same person.
See legal description attached as Exhibit "A"

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

\$578,000.00 of the above recited purchase price was paid from a mortgage loan recorded simultaneously herewith.

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, its 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 their hand and seal this the 24th day of April, 2006.

Steven D. Tipler
Steven D. Tipler

Susan Mullins Tipler
Susan Mullins Tipler

STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven D. Tipler and wife, Susan Mullins Tipler whose names 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 the Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of April, 2006.

Keri M. Butler
NOTARY PUBLIC

My Commission Expires: 1-12-09

Exhibit "A"

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Parcels of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

PARCEL I:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West; thence run South 84 deg. 26 min. 35 sec. East along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 42.50 feet to the point of beginning; thence continue along last described course for a distance of 540.07 feet; thence run South 00 deg. 45 min. 51 sec. West for a distance of 1344.50 feet to a point on the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 84 deg. 17 min. 01 sec. West along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 555.09 feet; thence North 01 deg. 24 min. 52 sec. East for a distance of 1341.90 feet to the point of beginning,

PARCEL II:

Commence at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West; thence run South 84 deg. 17 min. 01 sec. East along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 39 feet to the point of beginning; thence continue along last described course for a distance of 277.59 feet; thence run South 01 deg. 02 min. 33 sec. West for a distance of 14.06 feet to a point on the northerly right of way of Shelby County Highway #22, said point also being a point on a curve to the left having a central angle of 14 deg. 17 min. 43 sec. and a radius of 1142.28 feet and a chord bearing of South 78 deg. 20 min. 39 sec. West; thence run along the arc of said curve and said right of way for a distance of 285 feet; thence run North 01 deg. 24 min. 52 sec. for a distance of 99.17 feet to the point of beginning.

Less and except the following parcel of land:

A parcel of land lying in Section 6, Township 22 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section; thence run S 84°26'35" E along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 42.50 feet to a point being the Point of Beginning; thence continue S 84°26'35" E for a distance of 540.07 feet to a 5/8 rebar found; thence S 00°45'51" W for a distance of 20.07 feet to a point; thence N 84°26'35" W for a distance of 540.28 feet to a point; thence N 01°24'52" E for a distance of 20.05 feet to the Point of Beginning.

