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

GRANTEE'S ADDRESS:
Gene W. Phillips
185 Allen Drive Unit 303
Alabaster, Alabama 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORPORATION
GENERAL WARRANTY DEED

20060818000405560 1/1 $95.00
Shelby Cnty Judge of Probate,AL
08/18/2006 11:04:40AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Three Thousand Nine Hundred and 00/100 ($83,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carter Homebuilders, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gene W. Phillips,** (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:

Unit 303, according to the Survey of Allen Drive Condominiums, as recorded in Map book 37, Page 55, 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.

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 President, Kerry Carter who is authorized to execute this conveyance, hereto set his signature and seal this the 17th day of August, 2006.

Carter Homebuilders, Inc.

By: Kerry Carter, President

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 President of Carter Homebuilders, Inc., a corporation, 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 corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 3/5/07

COURTNEY H. MASON JR.
COMMISSION EXPIRES MARCH 5, 2007

COURTNEY H MASON JR.
PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 08/18/2006
State of Alabama

Deed Tax:$84.00