

This Instrument was Prepared by:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
725 West Street
Montevallo, AL 35115
(205) 665-4357

Send Tax Notice:
Carter Homebuilders, Inc.
P.O. Box 1944
Pelham, AL 35124

STATE OF ALABAMA)
)
SHELBY COUNTY) QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One & 00/100 Dollars (\$1.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Lovelady Properties, L.L.C., an Alabama Limited Liability Company**, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Carter Homebuilders, Inc., an Alabama Corporation**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

See attached legal description marked as Exhibit "A".

There is hereby expressly reserved unto Grantor, its heirs, executors, administrators, successors, and assigns, a 60 foot easement and right-of-way for the purpose of egress, ingress and utility to Lot 3, Calera Commons Center Map Book 31 Page 148 Shelby County, Alabama. Said easement is more particularly described in the attached Exhibit "A".

Grantor, its heirs, executors, administrators, successors, and assigns reserves the right into and use of the retaining pond for the drainage of other properties owned by the Grantor, its heirs, executors, administrators, successors, and assigns.

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 16th day of July, 2007.

GRANTOR


(L.S.)
Lovelady Properties, L.L.C.
By: Grady Scott Lovelady
Its: Member

STATE OF ALABAMA)
)
SHELBY COUNTY) ACKNOWLEDGMENT

Shelby County, AL 07/26/2007
State of Alabama
Deed Tax: \$5.00

I, Elizabeth S. Smitherman, a Notary Public in and for said County, in said State, hereby certify that Grady Scott Lovelady, whose name as Member for Lovelady Properties, L.L.C., an Alabama Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of July, 2007.



NOTARY PUBLIC
My Commission Expires: 12-11-07

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Lot No. 2 of the Calera Commons Center as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 31 at Page 148; thence proceed North 03° 38' 06" East along the West boundary of said Lot No. 2 for a distance of 27.98 feet to the point of beginning. From this beginning point proceed North 85° 46' 51" West for a distance of 185.23 feet; thence proceed South 00° 27' 18" West for a distance of 65.00 feet; thence proceed South 51° 31' 20" East for a distance of 24.74 feet; thence proceed North 86° 06' 30" West for a distance of 82.61 feet to a 2" pipe in place; thence proceed North 38° 52' 04" East for a distance of 49.06 feet (set ½" rebar); thence proceed North 38° 30' 31" East for a distance of 62.93 feet (set ½" rebar); thence proceed South 81° 36' 58" East for a distance of 180.26 feet to the point of beginning.

According to the survey of James M. Ray, Ala. Reg. No. 1838, dated June 12, 2007.

THE GRANTOR RESERVES A 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT: The above described land is subject to and granted a 60 foot ingress, egress and utility easement being 30 feet in equal width on each side of the following described line: Commence at the Southwest corner of Lot No. 2 of the Calera Commons Center as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 31 at Page 148; thence proceed North 03° 38' 06" East along the West boundary of said Lot No. 2 for a distance of 27.98 feet; thence proceed North 85° 46' 51" West for a distance of 185.23 feet; thence proceed South 00° 27' 18" West for a distance of 65.00 feet; thence proceed South 51° 31' 20" East for a distance of 24.74 feet; thence proceed North 86° 06' 30" West for a distance of 82.61 feet to a 2" pipe in place; thence proceed North 38° 52' 04" East for a distance of 30.00 feet to the centerline of said easement and the point of beginning. From this beginning point proceed South 51° 37' 48" East along the centerline of said 60 foot easement for a distance of 43.43 feet.

According to the survey of James M. Ray, Ala. Reg. No. 1838, dated June 12, 2007.