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20071205000549800 1/2 \$214.00
Shelby Cnty Judge of Probate,AL
12/05/2007 08:52:44AM FILED/CERT

Shelby County, AL 12/05/2007
State of Alabama

Deed Tax:\$200.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JONATHAN CHAD BEASLEY
334 COUNTY ROAD 13
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FOUR HUNDRED SEVENTY SIX THOUSAND DOLLARS 00/100 (\$476,000.00)** to the undersigned grantor, **CARTER HOMEBUILDERS, INC.**, in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR**, does by these presents, grant, bargain, sell and convey unto **JONATHAN CHAD BEASLEY and MICHELE S. BEASLEY**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 10-5A, according to the Resubdivision of Lot 10-5 of the Resubdivision of Lot 10, Whispering Pines Farms, as recorded in Map Book 37, Page 138, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.**
3. **EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.**
4. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN REAL 133, PAGE 607.**
5. **RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN VOLUME 221, PAGE 403.**
6. **RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO A LAKE.**
7. **RIGHTS OF OTHER PARTIES, THE UNITED STATES OF AMERICA, AND/OR THE STATE OF ALABAMA, IN AND TO THE SHORE, LITTORAL OR RIPARIAN RIGHTS TO THE SUBJECT PROPERTY LYING ADJACENT TO CREEKS AND/OR STREAMS BORDERING SUBJECT PROPERTY.**
8. **60' WIDE NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND PUBLIC UTILITY SERVICE AS SHOWN ON THE RESURVEY OF WHISPERING PINES FARMS AS RECORDED IN MAP BOOK 13, PAGE 131.**
9. **EASEMENT TO PLANTATION PIPELINE COMPANY AS SET FORTH IN VOLUME 1 12, PAGES 388-390; VOLUME 112, PAGE 577; AND VOLUME 257, PAGE 602.**
10. **TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF**

**THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 348,
PAGE 658.**

\$276,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **CARTER HOMEBUILDERS, INC.**, by **KERRY CARTER** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of November, 2007.

CARTER HOMEBUILDERS, INC.


KERRY CARTER
PRESIDENT


STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

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.**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30th day of November, 2007.



Notary Public

My commission expires: 9.29.10

