



20071220000572830 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
12/20/2007 03:06:46PM FILED/CERT

This instrument prepared by:
Laurie Boston Sharp, Attorney at Law
P.O. Box 567
Alabaster, Alabama 35007

Send Tax Notice To:
James Edward Howell
185 Allen Drive
Unit 204
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the payment of EIGHTY THOUSAND and no/100 Dollars (\$80,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor, **CARTER HOMEBUILDERS, INC., an Alabama corporation** (the "Grantor"), does by these presents, grant, bargain, sell and convey unto the undersigned Grantee, **JAMES EDWARD HOWELL** (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 204 in Allen Drive Condominiums, as established by that certain Declaration of Condominium for Allen Drive Condominiums, which is recorded in Instrument # 20060807000389070, and rerecorded in Instrument # 20071031000502510, in the Office of the Judge of Probate of Shelby County, Alabama to which said Declaration of Condominiums the By-Laws are attached as Exhibit "D", and by plat being filed for record in Map Book 37, Page 55, in the Probate Office, together with an undivided interest in the Common Elements assigned to said Unit as set forth on Exhibit "C" attached to the Declaration.

The above property is conveyed subject to:

1. Property taxes for the year 2008 and thereafter;
2. Easements, restrictions and reservations of record;
3. The terms, conditions, reservations, restrictions, easements, limitations, rights and easements as set forth in that certain Declaration of Condominium for Allen Drive Condominiums, together with all exhibits attached thereto, including the By-Laws of Allen Drive Condominiums as recorded in the Office of the Judge of Probate of Shelby County, Alabama;
4. Rights of parties in land and all Common Elements and easements as set forth in the Allen Drive Condominium Declaration;

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations of title created by the "Alabama Uniform Condominium Act of 1991", Chapter 8, Section 35-8A-101 et seq., Code of Alabama or set forth in the Declaration of Condominium of Allen Drive, a condominium dated August 7, 2006, and recorded in Instrument # 20060807000389070, and rerecorded in Instrument # 20071031000502510, in the Office of the Judge of Probate of Shelby County, Alabama; in the By-Laws of Allen Drive Condominiums; in the Articles of Incorporation of Allen Drive Condominiums recorded in Instrument #20060814000394900, in said Probate Office and in any other allied instrument referred to in any of the instruments aforesaid.
6. Any and all other matters of record.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF INCORPORATION AND BYLAWS OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever;

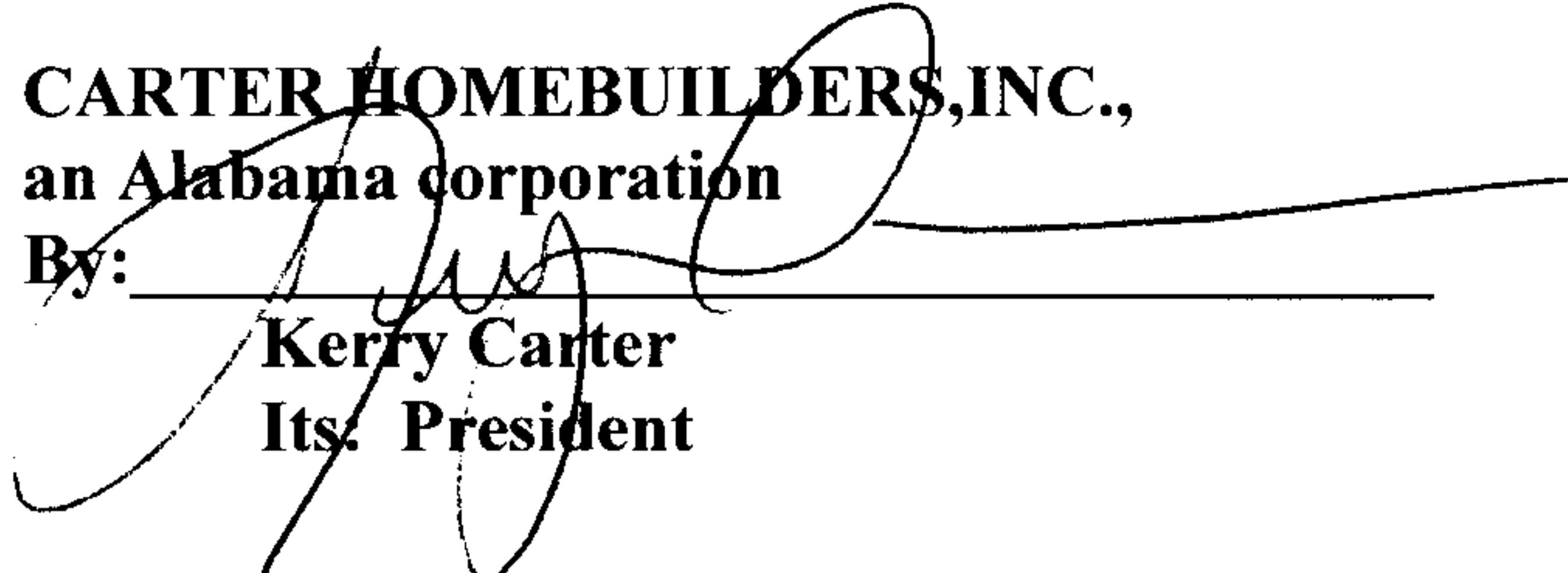
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the Grantor has his signature, this the 19th day of December, 2007.

GRANTOR:

Shelby County, AL 12/20/2007
State of Alabama

Deed Tax: \$80.00

CARTER HOMEBUILDERS, INC.,
an Alabama corporation
By: 
Kerry Carter
Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KERRY CARTER, whose name as PRESIDENT of CARTER HOMEBUILDERS, INC, an Alabama 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, in his capacity as such President and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2007.


NOTARY PUBLIC

My commission expires: 5-13-2008