

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Robert Carter

(Name) Larry L. Halcomb, Attorney

name

148 Stonebriar Drive

address

Calera, AL 35040

(Address) 3512 Old Montgomery Highway

Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **one hundred sixty thousand eight hundred eighty six and No/100 DOLLARS (160,886.00)**

to the undersigned grantor, **Brady Residential Construction, LLC**

**a Limited Liability Company,**

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Robert Carter and Heather Carter**

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama** to-wit:

**Lot 68A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, page 61, in the Probate Office of Shelby County, Alabama.**

**Minerals and mining rights excepted.**

**Subject to taxes for 2008.**

**Subject to items on attached Exhibit "A".**

20080124000032340 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
01/24/2008 02:44:05PM FILED/CERT

**\$ 158,399.00** of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 01/24/2008  
State of Alabama

Deed Tax: \$2.50

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its **Member, David Brady,** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **18th** day of **January** **18** 2008.

ATTEST:

**Brady Residential Construction, LLC**

By **David Brady, Member**

STATE OF **ALABAMA**  
COUNTY OF **JEFFERSON**

I, **Larry L. Halcomb,** a Notary Public in and for said County in said State, hereby certify that **David Brady** whose name as **Member** of **Brady Residential Construction, LLC,** a **Limited Liability Company** 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 **Limited Liability Company.**

Given under my hand and official seal, this the **18th** day of **January** **18** 2008.

**Larry L. Halcomb**

Notary Public

My Commission Expires January 23, 20 **10**

**EXHIBIT "A"**

**Restrictions as shown by recorded map.**

**Building line(s) as shown by recorded map.**

**Easement(s) as shown by recorded map.**

**Restrictions appearing of record in Instrument 20040811000450550, in the Probate Office of Shelby County, Alabama.**

**Grant of Land Easement and restrictions regarding Alabama Power Company, recorded in Instrument 20060803000393840 in the Probate Office of Shelby County, Alabama.**

**Restrictions appearing of record in Instrument 20070831000413650, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**