

Cons. 430,145.00

THIS DOCUMENT PREPARED BY:

JAY F. PUMROY
WILSON, DILLON, PUMROY & JAMES, L.L.C.
POST OFFICE BOX 2333
1431 LEIGHTON AVENUE (36207)
ANNISTON, ALABAMA 36202
TELEPHONE: (256) 236-4222



20091230000477000 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/30/2009 02:20:30 PM FILED/CERT

FOLLOWING RECORDING PLEASE
RETURN DOCUMENT TO:

Katie Booth
1901 Sixth Avenue North
Birmingham, AL
35203

SEND PROPERTY TAX NOTICES TO:

CARTER HOMEBUILDERS, INC.
POST OFFICE BOX 1947
PELHAM, ALABAMA 35124

STATE OF ALABAMA

COUNTY OF SHELBY

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Street Residential Construction, L.L.C., an Alabama limited liability company ("Grantor"), whose mailing address is 5800 Feldspar Way, Hoover, Alabama 35244, for and in consideration of Ten and 00/100 (\$10.00) Dollars and for other good and valuable consideration, to Grantor paid by Carter Homebuilders, Inc., an Alabama corporation ("Grantee"), which uses a mailing address of Post Office Box 1947, Pelham, Alabama 35124, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, all of its right, title, and interest in and to the following described real property (the "Property"), to wit:

Lots 33, 34, 35, 36 and 49, according to the Survey of Ridgcrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

Concurrently with the delivery of this Limited Warranty Deed, Grantee, as Mortgagor, has granted a purchase money mortgage to Superior Bank to secure all, or a portion of, the purchase price for the Property.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance of the Property from Grantor to Grantee is made subject to the following:

1. All easements, restrictions, reservations, encumbrances, liens, and other matters of record.
2. Ad valorem taxes for the 2010 tax year and all subsequent years.
3. All rights of redemption.
4. All applicable zoning, building and land use laws, rules, regulations, statutes and ordinances.
5. All matters that would be disclosed by an accurate survey of the Property.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank.]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its duly authorized Manager, this 17th day of December, 2009.

Street Residential Construction, L.L.C.,
an Alabama limited liability company

By: 

Name: John H. Street, Jr.


Title: Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that John H. Street, Jr., whose name as Manager of Street Residential Construction, L.L.C., an Alabama limited liability company, is signed to the foregoing Limited Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Limited Warranty Deed, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Street Residential Construction, L.L.C., an Alabama limited liability company.

Given under my hand and official seal this 17th day of December, 2009.


Notary Public

[NOTARIAL SEAL]

My commission expires: 07-23-2011