


Send Tax Notice To:
Joshua A. Ellis & Rachel Ellis
117 Ridgecrest Road
Calera, Alabama 35040

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007


20100217000047610 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/17/2010 04:15:39 PM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED THOUSAND and 00/100 DOLLARS (\$100,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CARTER HOMEBUILDERS, INC., an Alabama Corporation** (herein referred to as Grantor), does grant, bargain, sell and convey unto **JOSHUA A. ELLIS and RACHEL ELLIS, as joint tenants with right of survivorship**, (herein collectively referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

Lot 35, according to the Survey of Ridgecrest 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.

TO HAVE AND TO HOLD unto the said Grantees, its successor and assigns forever.

All of the above proceeds were derived from a mortgage closed simultaneously herewith.

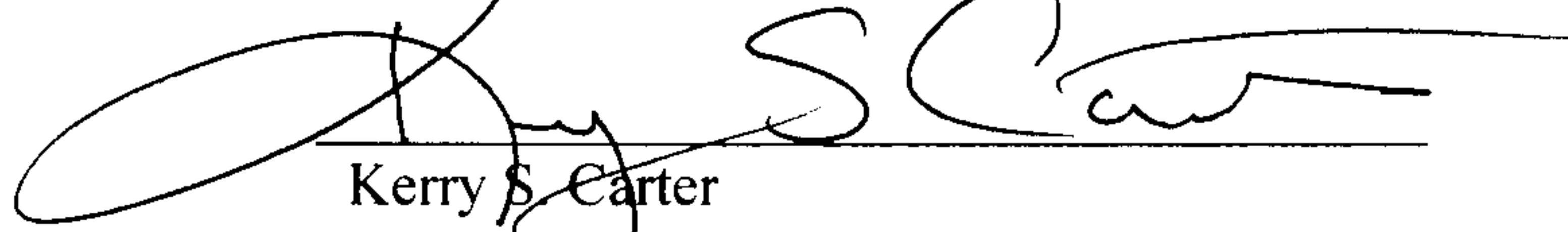
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

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.

16th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of February, 2010.

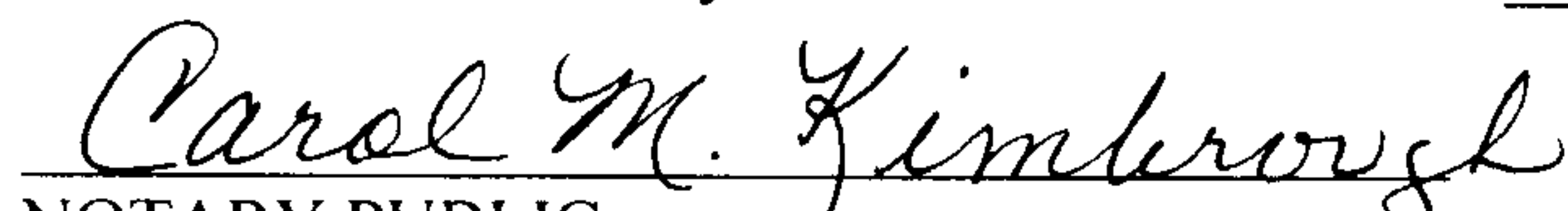
CARTER HOMEBUILDERS, INC.



Kerry S. 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 S. 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 he as such officer and with proper authority, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date for said company.

Given under my hand and official seal this 16th day of February, 2010.


NOTARY PUBLIC
My commission expires: 2-2-2013


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