

Send Tax Notice To:
Shaun Ian Johns
121 Ridgecrest Road
Calera, Alabama 35040

This instrument was prepared by:
LAURIE BOSTON SHARP,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF EIGHTY-SEVEN THOUSAND NINE HUNDRED and No/100 DOLLARS (\$87,900.00) 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), do grant, bargain, sell and convey unto, **SHAUN IAN JOHNS and wife, KARA B. JOHNS, as joint tenants with right of survivorship** (herein referred to collectively 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 34, 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

All of the above consideration was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

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

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2011 and subsequent years not yet due and payable until October 1, 2011;
2. Oil and Mineral Lease in favor of Atlantic Richfield recorded in Deed Book 335, page 540;
3. Easements and building line as shown on recorded map;
4. Rights of Way to Alabama Power Company as set out in recorded instrument(s) 20050729000382490;
5. Articles of Incorporation of Ridgecrest Homeowner's Association, Inc. by instrument recorded in Instrument #20041025000585420;
6. Right of Way in favor of South Central Bell Telephone Company by recorded instruments;

7. Restrictions appearing of record in Instrument #20061129000579100; and
8. Any and all matters of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its successors and assigns, forever .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said Shaun Ian Johns and Kara B. Johns, their successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

17th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of December, 2010.

CARTER HOMEBUILDERS, INC.,
an Alabama corporation

By: [Signature]
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 17th day of December, 2010.

[Signature]
NOTARY PUBLIC
My commission expires: 2-2-2013