

Send tax notice to:
Carter Properties, LLC
c/o George Carter
164 Windsor Lane
Pelham, AL 35124

This Instrument Prepared By:
J. Kevin Webb, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205


20130116000022220 1/4 \$1536.00
Shelby Cnty Judge of Probate, AL
01/16/2013 12:29:49 PM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

In consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, George Carter and Beverly B. Carter, husband and wife (hereinafter referred to as Grantors), do grant, bargain, sell and convey unto Carter Properties, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

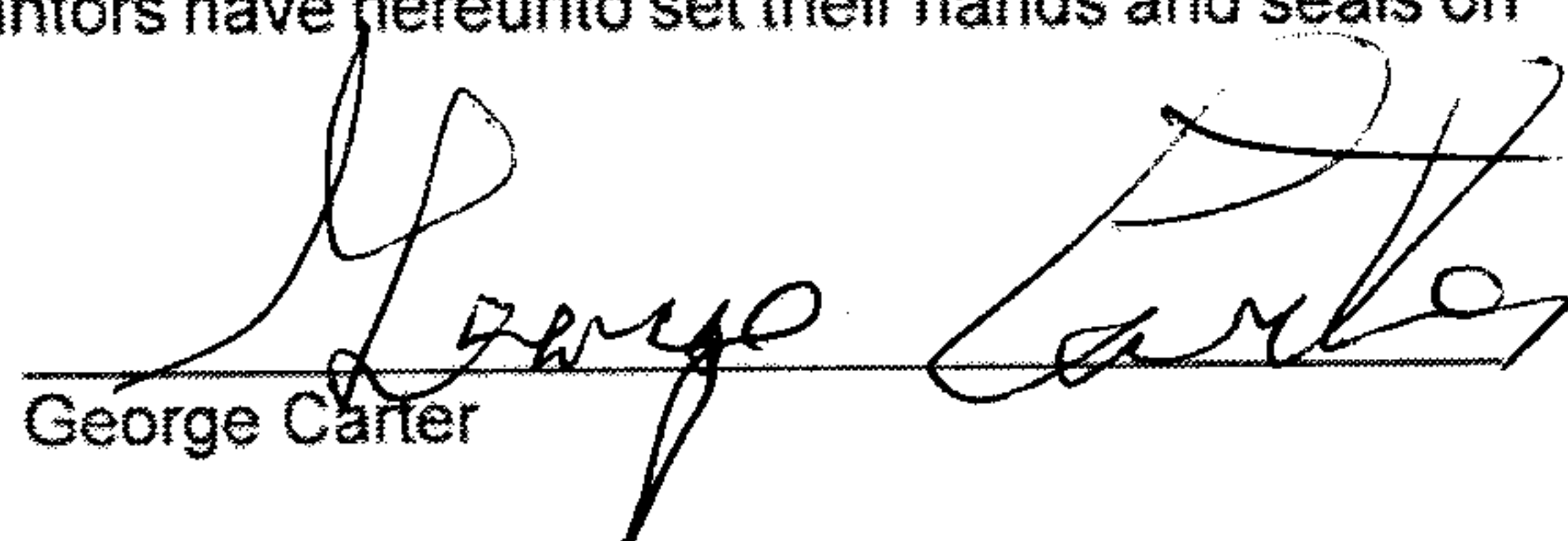
TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

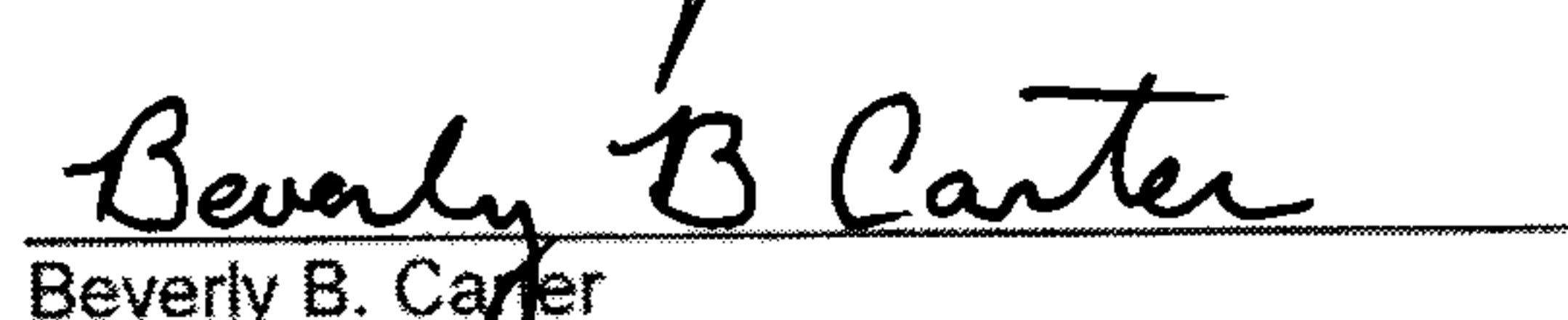
No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

The above property does not constitute the homestead of either of the Grantors.

Shelby County, AL 01/16/2013
State of Alabama
Deed Tax: \$1515.00

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on
December 31, 2012.


George Carter


Beverly B. Carter

I, the undersigned authority, a Notary Public in and for the State of Alabama at
Large, hereby certify that George Carter and Beverly B. Carter, husband and wife, whose
names are signed to the foregoing conveyance and who are known to me, acknowledged
before me on this day that being informed of the contents of the conveyance, they
executed the same voluntarily on the day the same bears date.

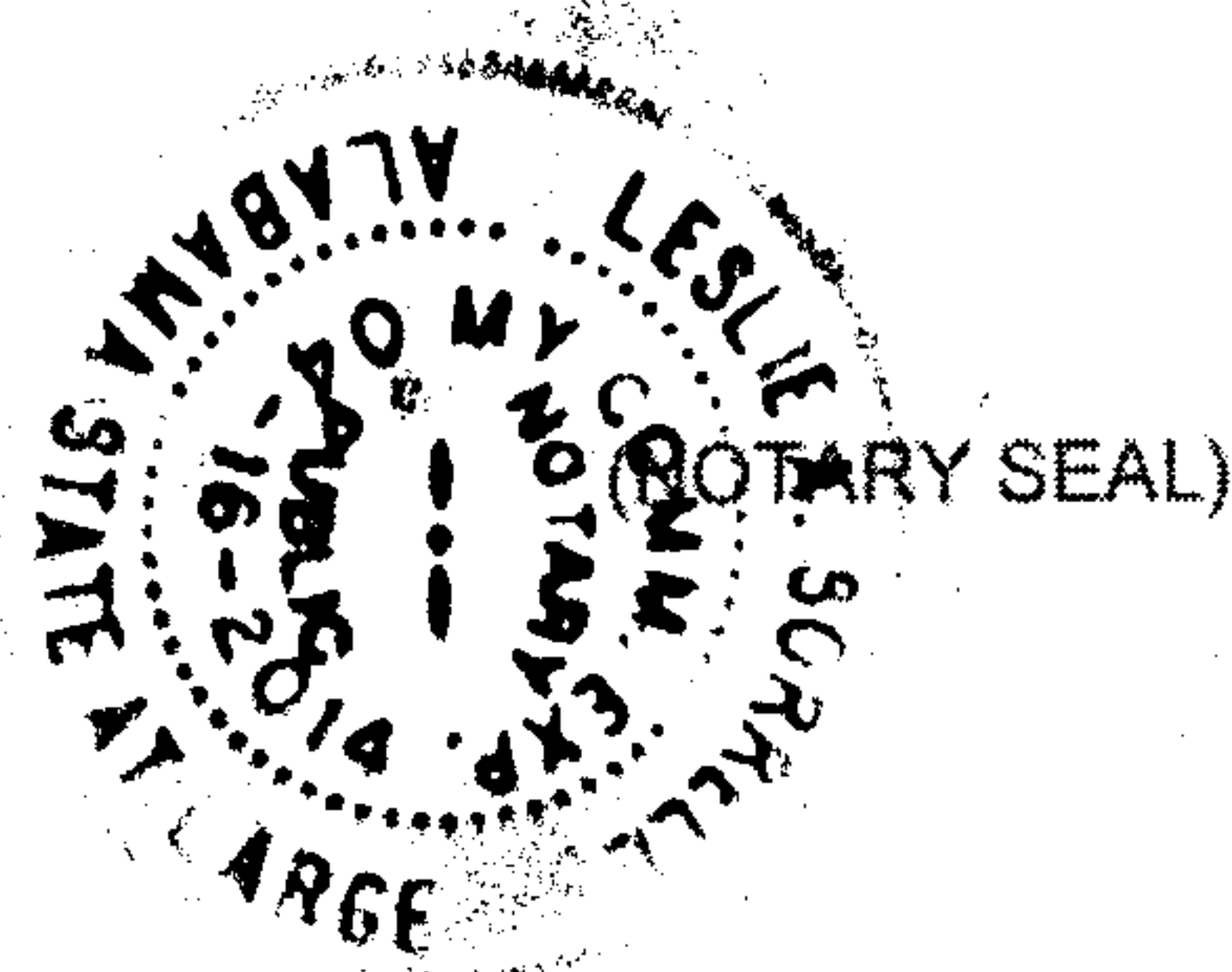
Given under my hand on December 31, 2012.


Notary Public

Leslie A. Sorrell
Printed Name

My Commission Expires:

April 16, 2014



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	George and Beverly Carter	Grantee's Name	Carter Properties, LLC,
Mailing Address	164 Windsor Lane	Mailing Address	an Alabama limited liability Co
	Pelham, AL 35124		164 Windsor Lane
			Pelham, AL 35124
Property Address	144 Weatherly Way, Pelham	Date of Sale	GIFT 12/31/2012
	210 Hillwood Park S, Alabaster	Total Purchase Price	\$
	100 & 200 Wellington Court, Alabaster	or	
	823 Hwy 31S, Alabaster	Actual Value	\$ 1,515,000
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☒ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/31/2012

Unattested

(verified by)

Print George Carter

Sign George Carter

(Grantor/Grantee/Owner/Agent) circle one

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RT-1

EXHIBIT "A"

Parcel One
aka 210 Hillwood Park South

Part of the SE ¼ of SW ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said ¼-¼ section, run in an Easterly direction along the South line of said ¼- section for a distance of 77.98 feet; thence turn an angle to the left of 75 deg. 33 min. 30 sec. and run in a Northeasterly direction along the East line of Lots 14, 15 16, 17 and 18, Block 3, Resurvey of Georges Subdivision of Keystone Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 33, for a distance of 460.0 feet to the point of beginning; thence turn an angle to the right of 87 deg. 45 min. 30 sec. and run in a Southeasterly direction for a distance of 280.40 feet; thence turn an angle to the left of 73 deg. 47 min. and run in a Northeasterly direction for a distance of 190.03 feet; thence turn an angle to the left of 91 deg. 43 min. 30 sec. and run in a Northwesterly direction for a distance of 51.73 feet, more or less, to a corner of Lot 3, Circle Hill Spbdvision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, Page 112; thence turn an angle to the left of 94 deg. 51 min. 22 sec. and run in a Southwesterly direction for a distance of 45.42 feet to the Northeast corner of said Lot 3, Circle Hill Subdivision; thence turn an angle to the right of 82 deg. 36 min. 22 sec. and run in a Northwesterly direction along the South line of Lots 3 and 4 of said Circle Hill Subdivision for a distance of 269.68 feet to the Southwest corner of said Lot 4; thence turn an angle to the left of 90 deg. and run in a Southwesterly direction along the East line of Lots 20, 19 and 18, Block 3 of said Resurvey of Georges Subdivision of Keystone Sector 3, for a distance of 161.31 feet to the point of beginning.

Easement: Also included in this conveyance is a non-exclusive easement for ingress, egress and utilities, fifty feet in width running from the subject property to County Highway #68 to and then over and across that same property made the subject of a condemnation by the Town of Alabaster for its water tower as set out and described in Minutes 32, Page 655 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 2009020400003670

Parcel Two

aka 144 Weatherly Way, Lot 96

Lot 96, according to the Survey of Weatherly, Oxford Sector 10, as recorded in Map Book 19, Page 38, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20090204000036710

Parcel Three

aka 100 Wellington

NEW PARCEL A, as shown on the re-survey of Wellington Office Plaza, as recorded in Map Book 34, Page 76 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20060206000060580

Parcel Four

aka ATC Building

New Parcel B, as shown on the Re-Survey of Wellington Office Plaza, as recorded in Map Book 34, Page 76 in the Probate Office of Shelby County, Alabama

SOURCE OF TITLE: Instrument 20060809000385500

Parcel Five

aka Hardy Car Lot


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Commence at the Northeast corner of the Southwest quarter of the Northeast quarter, Section 18, Township 21 South, Range 2 West, run thence South along the East line of said quarter – quarter section 171.56 feet to the point of beginning; thence continue along same line 77.44 feet to the Northerly boundary of State Highway No. 70; thence turn 90 degrees 00 minutes to the right along said boundary of said highway 32.11 feet in a Westerly direction to the Northeasterly boundary of U.S. Highway No. 31; thence turn 53 degrees 26 minutes to the right in a Northwesterly direction along said boundary of U.S. Highway No. 31 for a distance of 85.68 feet; thence turn 120 degrees 36 minutes to the right in a Northeasterly direction 83.64 feet to the point of beginning.

AND

Commence at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 18, Township 21 South, Range 2 West, run thence South along the East line of said quarter – quarter section 71.56 feet to the point of beginning, thence continue along same line 100.00 feet; thence turn 84 degrees 02 minutes right, in a Southwesterly direction 83.64 feet to the Northeasterly boundary of Highway U.S. 31; thence turn 59 degrees 24 minutes right, in a Northwesterly direction along said boundary of said highway 115.57 feet; thence turn 120 degrees 36 minutes to the right in a Northeasterly direction 152.92 feet to the point of beginning.

Situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument 20061005000494520