

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100THS-----
(\$85,000.00) DOLLARS to the undersigned grantor, BMW Homebuilders, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Garrett L. Cannon, III and
wife, Debbie DuQue Cannon (herein referred to as GRANTEES) 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 and right of reversion,
the following described real estate, situated in Shelby County, Alabama:

Lot 46, according to the amended Map of Sargar Oaks, as recorded in Map Book
16 page 126, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$80,700.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 127 Sugar Drive Pelham, Alabama 35124

TO HAVE AND TO HOLD to the said GRANTEES 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.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Secretary/Treasurer, Jackie Williams,
who is authorized to execute this conveyance, hereto set its signature and seal,
this the 20th day of July, 1994.

BMW Homebuilders, Inc.
By: Jackie Williams
Jackie Williams, Secretary/Treasurer

Inst # 1994-23251

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

07/25/1994-23251
11:00 AM CERTIFIED

I, Courtney H. Mason, Jr., a Notary Public in and for said County of Shelby State,
hereby certify that Jackie Williams whose name as the Secretary/Treasurer of BMW
Homebuilders, Inc., a 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, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th day of July, 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

Inst # 1994-23251