

STATE OF ALABAMA  
JEFFERSON COUNTY

**CORPORATION WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY-FIVE THOUSAND NINE HUNDRED and no/100 DOLLARS (\$165,900.00) to the undersigned grantor, R & K BUILDERS, L.L.C., an Alabama L.L.C., (hereinafter "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto WILLIAM B. COLLIER and CAROL C. COLLIER, (hereinafter "grantees"), as joint tenants with right of survivorship, all of its interest in the following described real estate, situated in SHELBY County, Alabama:

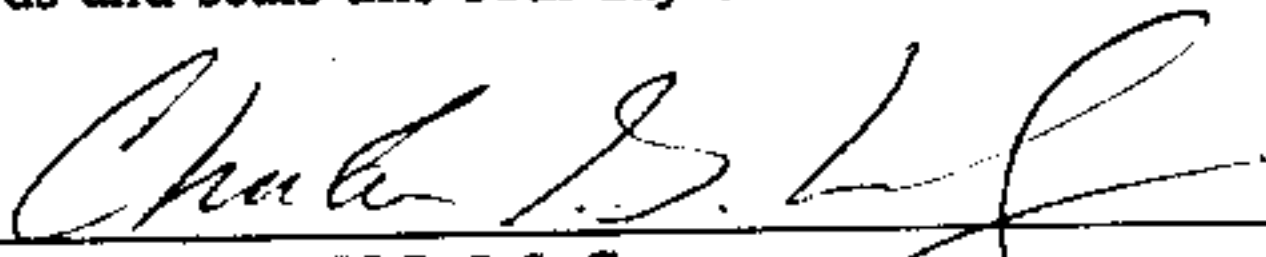
Lot 17, according to the survey of Bent River Estates, Phase I, as recorded in Map Book 17 page 135 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


\$157,605.00 of the purchase price is from a purchase money first mortgage.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted. 1994 taxes are currently a lien but are not yet due and payable.

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

IN WITNESS WHEREOF, CHARLES G. KESSLER, JR. and JOHN REAMER, MEMBERS of said R. & K. Builders, L.L.C. who are duly authorized to sign the same, have hereunto set their hands and seals this 18th day of JULY 1994.

  
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R & K BUILDERS, L.L.C.  
BY: CHARLES G. KESSLER, JR., member of R. & K. Builders, L.L.C.

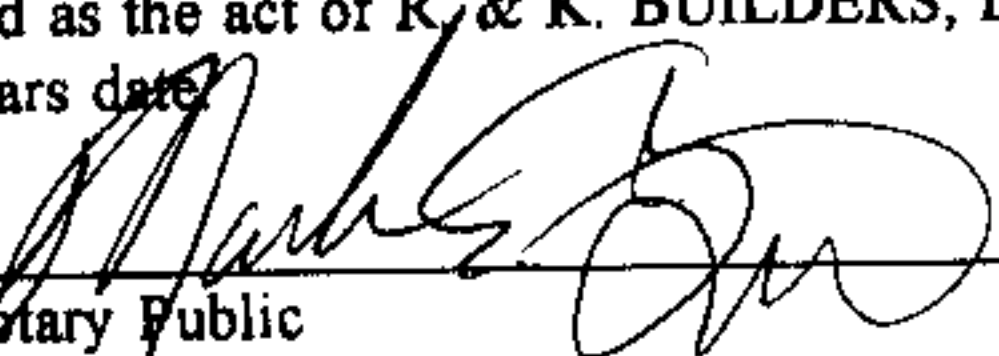
  
\_\_\_\_\_  
R & K BUILDERS, L.L.C.  
BY: JOHN REAMER, member of R. & K. Builders, L.L.C.

Inst. # 1994-23309

07/25/1994-23309  
01:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
17.00  
001 SNA

STATE OF ALABAMA  
JEFFERSON COUNTY

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that CHARLES G. KESSLER, JR. and JOHN REAMER, members of R. & K. BUILDERS, L.L.C., and whose names are signed to the foregoing instrument and who are known to me, being informed of the contents of the conveyance, they executed the same voluntarily for and as the act of R. & K. BUILDERS, L.L.C. with full authority to do so, on the day the same bears date.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 212, Birmingham, AL. 35223.

Send tax notice to: William B. Collier, 1577 Bent River Circle, Birmingham, AL. 35216