

This instrument was prepared by:

(Name) Roy L. Martin  
(Address) P.O. Box 9  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) B & S Land and Development, Inc.  
(Address) P.O. Box 9  
Pelham, Alabama 35124**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty four thousand dollars and no/100----- DOLLARS

(\$84,000.00)

to the undersigned grantor, Canyon Park Partnership, an Alabama General Partnership a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

B & S Land and Development, Inc.(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1994-34359

Lots 59, 60, 61, 62, 63, 64, according to the survey of Canyon Park Townhomes as recorded in Map Book 19, Page 19 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

**SUBJECT TO:**

Easements and restrictions of record.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

11/17/1994-34359  
02:56 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

TO HAVE AND TO HOLD. To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 8th day of November, 19 94

ATTEST:

Secretary

Canyon Park Partnership, an Alabama  
General Partnership

By

Roy Martin Construction, Inc. President

By

J. E. Bishop Homes, Inc. President

a Notary Public in and for said County, in said State.

**STATE OF ALABAMA**CountyI, Brenda H. Claytonhereby certify that Roy L. Martinwhose name as the President of Roy Martin Construction, 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 8th day of November, 19 94Brenda H. Clayton  
MY COMMISSION EXPIRES APRIL 27, 1995

State of Alabama )

Shelby County )

I, Brenda H. Clayton, a Notary Public in and for said County, in said State, hereby certify that James E. Bishop whose name as the President of J. E. Bishop Homes, 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 8th day of Nov 1994

Brenda H. Clayton  
Notary Public

4/27/97  
My commission expires

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Return to:

TO

## WARRANTY DEED

Corporation Form Warranty Deed

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$

Deed Tax \$

This form furnished by

**Cahoba Title, Inc.**

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227