

This instrument was prepared by

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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 SEVENTY SEVEN THOUSAND NINE HUNDRED & NO/100----
(\$77,900.00) DOLLARS to the undersigned grantor, BMW Homebuilders, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Ann C. Bryant and Larissa A.
Bryant, single individuals (herein referred to as GRANTEEES) 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 26 according to the Survey of Sugar Oaks, as recorded in Map Book 16, page
64, in the Probate Office of 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.

\$62,300.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 150 SUGAR DRIVE, PELHAM, ALABAMA 35124

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 13th day of November, 1992.

BMW Homebuilders, Inc.

By: Jackie Williams
Jackie Williams, Secretary/Treasurer

11/19/1992-27592
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said 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 13th day of November, 1992

Richard D. Mink
Notary Public

RICHARD D. MINK
MY COMMISSION EXPIRES
10-23-93