

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THREE THOUSAND & NO/100---- (\$73,000.00) DOLLARS to the undersigned grantor, BMW Homebuilders, Inc. a corporation, (hereinafter referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Barbara Kamala Fuller, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 31 of the amended map of Sugar Oaks as recored in Map Book 16, Page 126 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.

\$55,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 160 SUGAR DRIVE, HELENA, ALABAMA 35080

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, 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 Secretary/Treasurer, Jackie Williams, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of December, 1992.

BMW Homebuilders, Inc.

By: Jackie Williams  
Jackie Williams, Secretary/Treasurer

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 18th day of December, 1992

Richard D. Mink  
Notary Public

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

1992-31246  
12/28/1992-31246  
11:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
24.50  
100