

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTEEN THOUSAND FIVE HUNDRED to the undersigned grantor, ST. CHARLES PLACE, an Alabama General Partnership, (Hereinafter "GRANTOR") in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey unto BMW HOMEBUILDERS, INC. (hereinafter grantee"), all of its interest in the following described real estate, situated in Shelby County, Alabama:

Lot 17, according to the map of St. Charles Place as recorded in Map Book 17 page 6 in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights are not warranted. Subject to any and all other matters of public record including but not limited to any and all covenants of record and easements and all other matters which can be revealed by a survey.

To have and to hold unto the said grantee, its successors and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantee, its 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 successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, ST. CHARLES PLACE by and through its managing partner, Weatherly Enterprises, Inc. and its vice president, GREG GILBERT, of said corporation who is duly authorized, & has hereunto set his hand and seal this 22nd day of MARCH 1993.

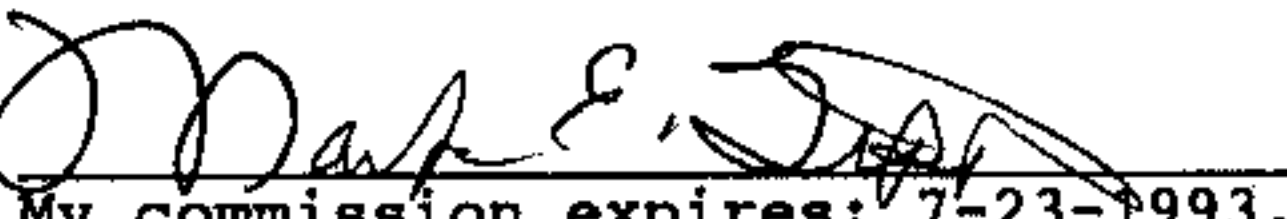
ST. CHARLES PLACE, an Alabama General Partnership


by its Vice President : GREG GILBERT
managing general partner:
Weatherly Enterprises, Inc.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that GREG GILBERT, as the vice president of WEATHERLY ENTERPRISES, INC., the Managing and general partner of St. Charles Place, an Alabama General Partnership, whose name 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 executed the same voluntarily for and as the act of the corporation and the partnership with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 22nd day of MARCH 1993.


My commission expires: 7-23-1993. : NOTARY PUBLIC

Prepared by: Mark E. Tippins, Attorney at Law 14 Office Park
Circle Suite 105 Birmingham, Alabama 35223 870-4343
Send tax notice to: BMW Homebuilders, Inc. 09177

04/06/1993
09:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 KJS 22.00

Alabama Title
Inst # 1993-09177
22160-8661