

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

SENT TAX NOTICE TO:
CYNTHIA A. McCain
2036 Glen Eagle Lane
Hoover, Alabama 35242

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-Two Thousand and No/100 (\$222,000.00)----- DOLLARS,

to the undersigned grantor, BWA DEVELOPMENT CORP., AN ALABAMA CORPORATION 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 presents, grant, bargain, sell and convey unto CYNTHIA A. McCain

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Declaration of Protective Covenants, Easements and Agreements as described or referred to in Real Volume 390, Page 534 and Shelby Instrument #1992-9584.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 320, Page 30.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 64, Page 267.
5. Easement and right of way as recorded in Shelby Instrument #1992-27269.
6. 50 foot undisturbed buffer along rear as shown on recorded map.

\$177,600.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

06/08/1993-16528
02:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 Vice President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of May, 19 93

ATTEST:

Secretary

BWA DEVELOPMENT CORP.,
AN ALABAMA CORPORATION

By

Vice

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned

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

hereby certify that Craig S. Beatty

CORPORATION

whose name as Vice President of BWA DEVELOPMENT CORP., AN ALABAMA 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 27th day of May, 1993

Notary Public