

**CORPORATION WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of : ONE HUNDRED EIGHT THOUSAND NINE HUNDRED no/100's Dollars (\$108,900.00) to the undersigned grantor, BRANTLEY HOMES, INC., (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey unto JOHN WESLEY CHARLES, III and VIVIAN M. BAGUER CHARLES as joint tenants with rights of survivorship (hereinafter grantee"), all of its interest in the following described real estate, situated in Jefferson County, Alabama: *Shelby*

Lot 65, according to the survey of Valley Forge, as recorded in Map Book 6 page 60 in the Probate office 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 restrictions and covenants of record.

\$ 110,250.00 of the consideration is from a purchase money first mortgage executed simultaneously herewith.

Acceptance of this deed is an estoppel against any and all claims that the Purchasers may have against the Seller or its agents and the title company and the attorney closing the transaction relating to sinkholes and subterranean faults and structural weaknesses.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for it's 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, 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 grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, BILLY RAY BRANTLEY the president of said corporation who is duly authorized, has hereunto set his hand and seal this 2nd day of JULY 1993.

Billy Ray Brantley : BILLY RAY BRANTLEY
President : BRANTLEY HOMES, INC.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that BILLY RAY BRANTLEY, as the president of BRANTLEY HOMES, INC. 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 with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 24th day of JUNE 1993.

Mark E. Tippins : NOTARY PUBLIC
My commission expires: *7-23-1997*.

Prepared by: Mark E. Tippins, Attorney at Law 14 Office Park
Circle Suite 105 Birmingham, Alabama 35223 870-4343

Send tax notice to: 1364 Old Boston Road 07/07/1993-19848
Alabaster, AL 35007 03:43 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 1993-19848