

293-1034

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

(Name) BMW Homebuilders, Inc.
(Address) 152 Laurel Woods Drive
Helena, AL. 35080

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Five Hundred and No/100--(\$17,500.00)-- DOLLARS

to the undersigned grantor, St. Charles Place, an Alabama General Partnership 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 BMW Homebuilders, Inc.

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

Lot 1, 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 all covenants of
record and easement and all other matters which can be revealed by a survey.

01/11/1994-01049
11:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 26.00

TO HAVE AND TO HOLD. To the said GRANTOR 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
authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 20 day of December, 19 93

ATTEST:

Secretary

By

Bruce Gilbert
Vice President

STATE OF ALABAMA

Shelby

County }

I, Undersigned

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

hereby certify that GREG GILBERT

whose name as VICE President of St. Charles Place, an Ala. General Part, 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 20th day of December, 1993

MY COMMISSION EXPIRES APRIL 27, 1997

Notary Public

Brenda H. Clayton

Inst # 1994-01049